

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 07, 2024 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** – Pastor Jason Carr, Eagle Christian Church (www.eaglechristianchurch.com)
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Ada County Sheriff Presentation**
 - B. **Star Police Chief Monthly Report**
 - C. **Star Fire Chief Monthly Report**
 - D. **PROCLAMATION: Provider Appreciation Day**
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 Minutes: April 16, 2024**
Approval of Claims
 - B. **Finding of Fact / Conclusion of Law** - Milled Olive Reconsideration (**CU-23-06**)
 - C. **Finding of Fact / Conclusion of Law** - Stonecrest / Dennis Downs Conditional Use Permit (**CUP-24-01**)
 - D. **Finding of Fact / Conclusion of Law** -Watson Annexation & Development Agreement (**AZ-24-03 & DA-24-03**)
 - E. **Finding of Fact / Conclusion of Law** -Star Fire Station No. 55 (**CU-24-02**)
 - F. **Final Plat** -River Park Phase 2 (**FILE: FP-24-03**)
 - G. **Final Plat** -Trident Ridge Phase 8 (**FP-24-01**)
 - H. **Final Plat** -Naismith Commons Phase 3 (**FP-24-02**)
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. **PUBLIC HEARING - UDC Updates** - The Mayor and Council will hear testimony regarding updates to the Unified Development Code: CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS (**ACTION ITEM**)
 - B. **PUBLIC HEARING - Municipal Code Updates** - The Mayor and City Council will hear Public Testimony on updates to Sections of Title 1 through 7 and Title 10 for amendment UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC,PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL (**ACTION ITEM**)
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. **Development Agreement Modification** - Milepost Commons (**FILE # DA-21-15-MOD**)
 - B. **Riverhouse Parking Lot** - Review / Approve of Riverhouse Parking Specs and Drawing (**ACITON ITEM**)
8. **ADJOURNMENT**

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at 208-286-7247, at least 24 hours in advance of the meeting date.



CITY OF STAR, IDAHO
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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

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



SHERIFF

ADA COUNTY

MATT CLIFFORD

ABOUT THE ACSO

The Ada County Sheriff's Office is the largest local law enforcement agency in Idaho, with more than 800 employees, including more than 400 commissioned deputies.

The Ada County Sheriff's Office is committed to giving every citizen the best possible service. Our main goal is to ensure Ada County is a safe place to live, work and play.





OUR BUREAUS



POLICE SERVICES



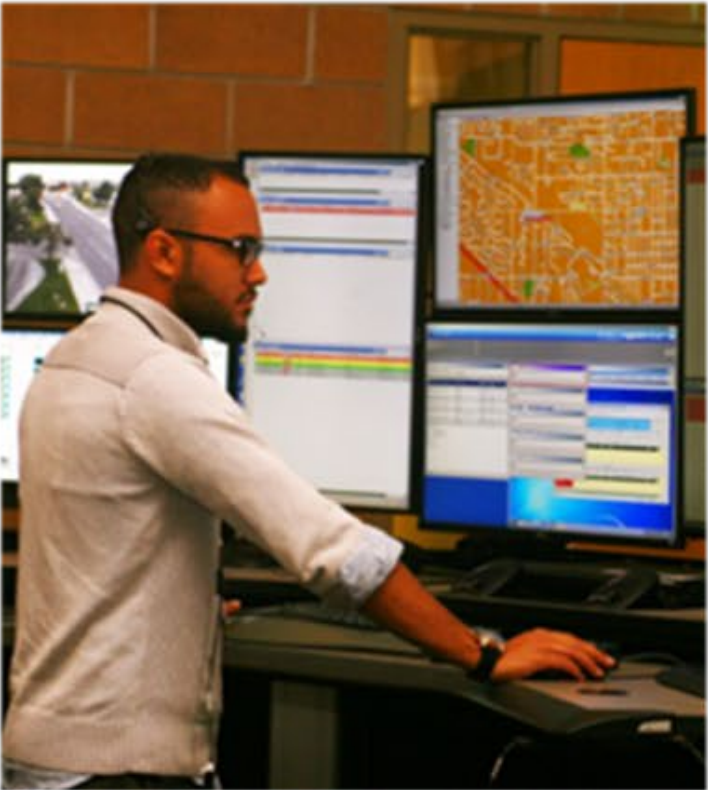
JAIL SERVICES



COURT SERVICES



ADMINISTRATIVE



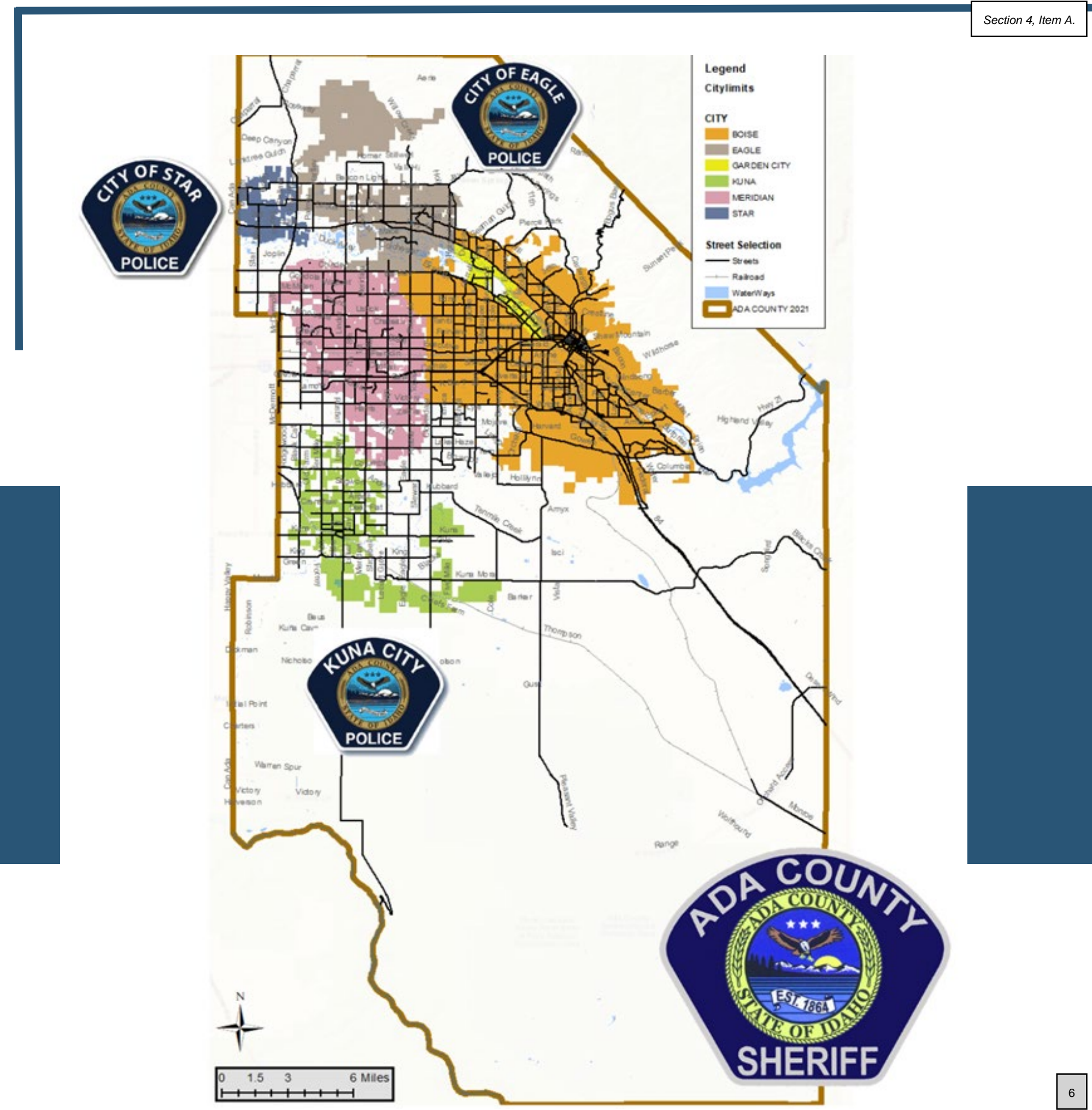
COMMUNICATIONS



SERVICE AREA

Deputies patrol unincorporated Ada County and the cities of Eagle, Kuna and Star.

Patrol deputies are responsible for protecting approximately 1,164 square miles of land and more than 2,124 miles of roads in the county.



POLICE SERVICES



Patrol
K-9
SWAT
Narcotics
ACTION
Detectives
Crime Lab
School Resource Officers



ADMINISTRATIVE SERVICES

- Records
- Property & Evidence
- Driver's License
- Concealed Weapons
- Victim Services
- Data Analytics & Intelligence
- Community Engagement & Info
- Fleet Services
- Finance
- Human Resources

COMMUNITY ENGAGEMENT

- Safety Fairs
- National Night Out
- K-9 Demonstrations
- Supporting Contract City Events
- Crime Prevention on Social Media
- Outreach with Diverse Populations





ADA COUNTY SHERIFF'S YOUTH FOUNDATION

- Provides financial support for at-risk youth to participate in pro-social activities.
- Funded by the sale of the "Youth" license plate.
- \$25 from initial registration fee and \$15 from renewal.



**BOYS & GIRLS CLUBS
OF ADA COUNTY**



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**



VICTIM SERVICES

Denim Day

No Shave

Bake Sale

November

Dunk Tank

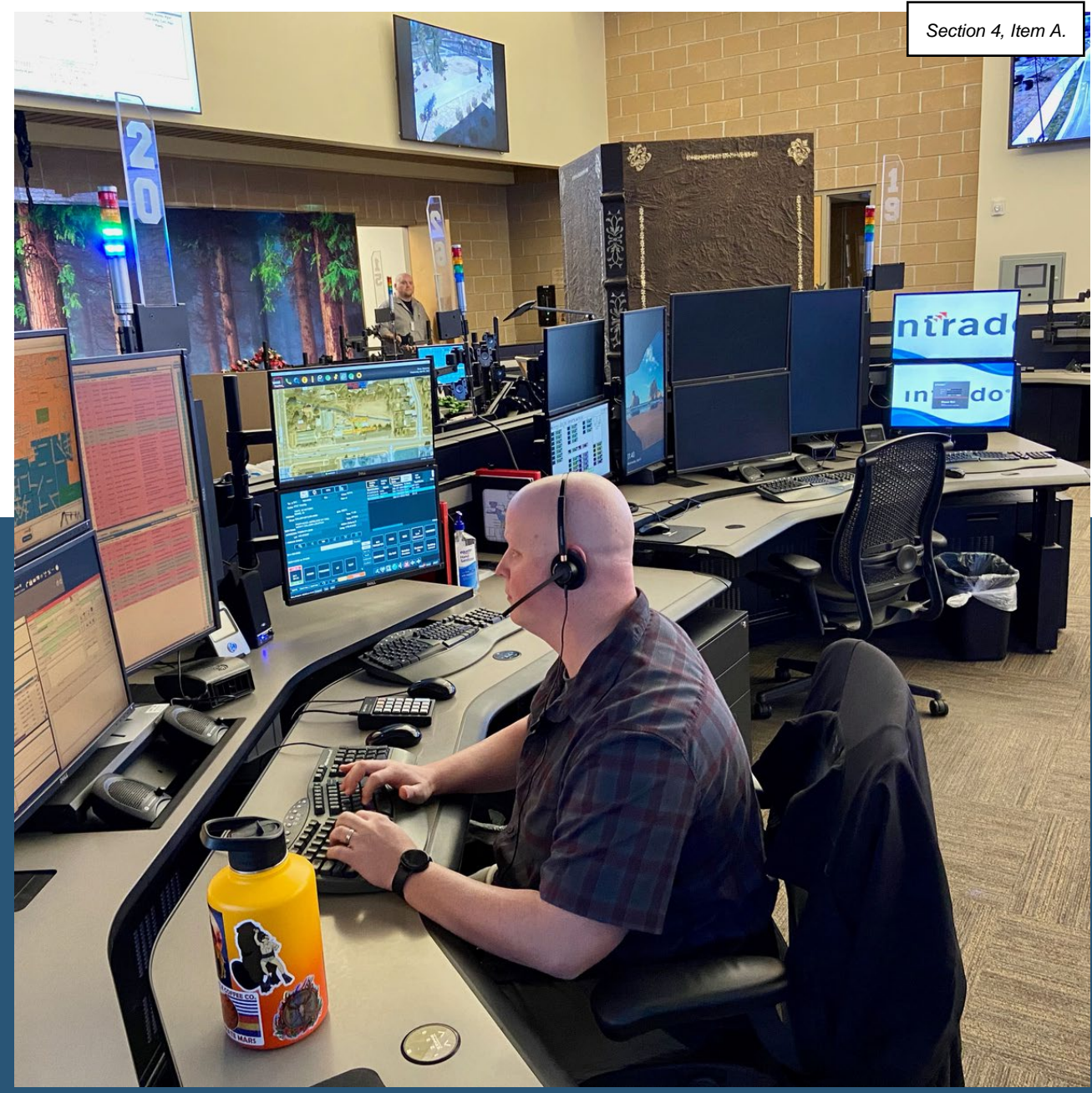
Proceeds from ACSO events directly support the Ada County community by supplying victims with Visa cards and gift cards for gas, groceries, and other necessities.





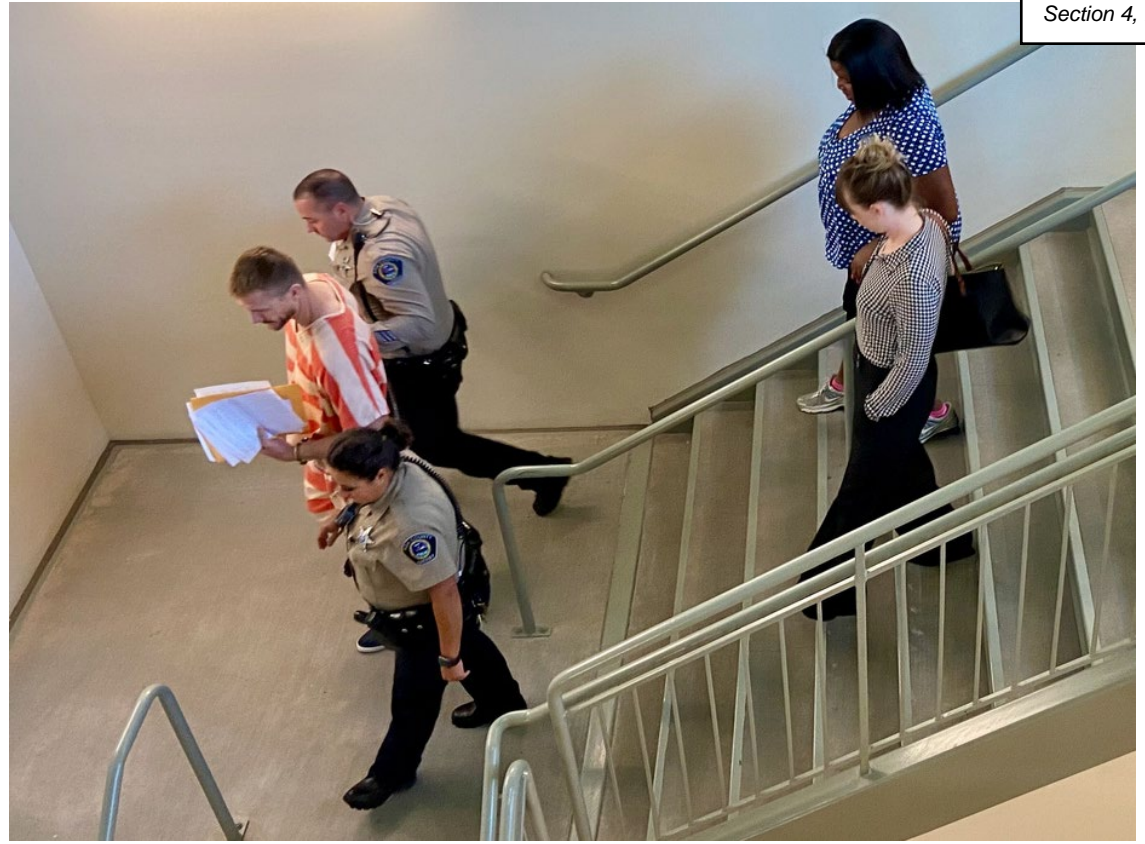
EMERGENCY COMMUNICATIONS

The Ada County Emergency Dispatch Center coordinates all police, fire, and Emergency Medical Service (EMS) movement within the County.



Section 4, Item A.

Total calls 2023 = 504,317
911 calls = 150,170
Average calls per day = 1,381



COURT SERVICES

Current enrollment total = 2,098

ACMP = 1,353

Pretrial = 515

All Alt. Sent. = 230

- Alternative Sentencing
- Pretrial
- Misdemeanor Probation
- Civil Division
- Transports
- Court Security
- Training Division

JAIL SERVICES

Booking
Classifications
Health Services
Kitchen
Laundry
Sewing
Special Response Team



Felonies/holds = 90%

Average daily population 2023 = 1005

Average LOS = 56.3 days

FOOD SERVICES - SERVSAFE CERTIFICATION



Started in October

- 15 Graduates
- Test Available in English & Spanish

ACSO Food Services Supervisor, Michelle Madler and Ricky Gallegos



Section 4, Item A.

Employees' Association

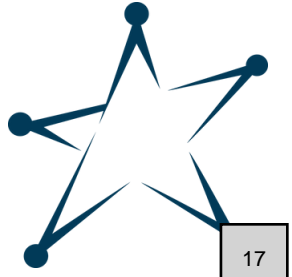
Funded by employee dues and donations.

Two main events benefit local families:

- Back to School - Shop with a Sheriff
- Christmas - Adopt a Family



QUESTIONS





March 2024 Police Report

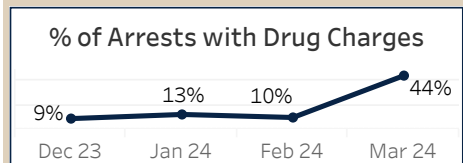
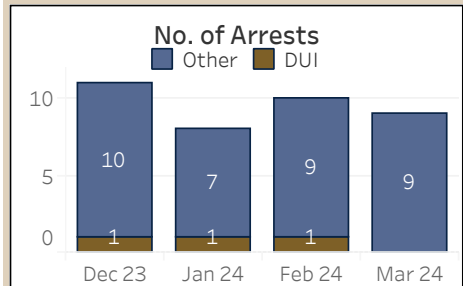
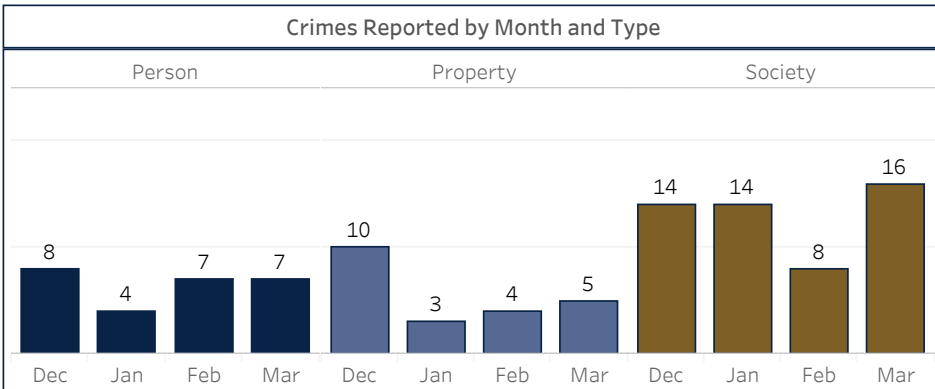
Release Date 2024-04-10

Offenses Reported¹

Types	2021	2022	2023	2024 YTD
Person	74	110	86	18
Property	59	92	106	12
Society	52	67	132	38
Total Crimes	185	269	324	68
Crimes/1,000 Pop	13.8	17.7	18.3	

Case Report Types

- Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
- Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
- Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations



Police Activity²

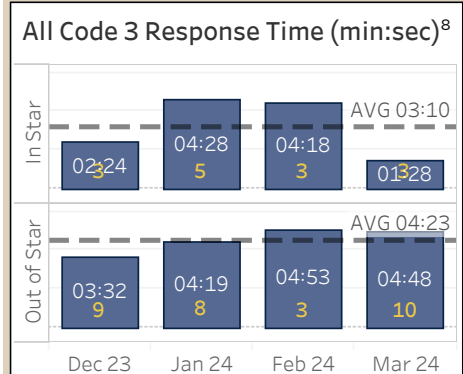
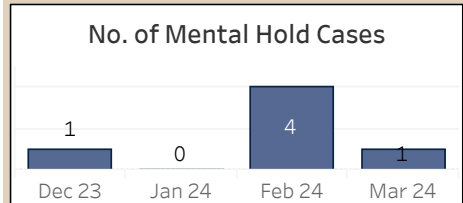
	2024 Monthly Avg ³	Dec 23	Jan 24	Feb 24	Mar 24	March 2023
Citizen Calls for Service (CFS)	247	255	255	218	267	315
Proactive Policing	1,888	1,341	1,633	1,996	2,034	1,139

Citations⁷

	Jan 24	Feb 24	Mar 24
Infraction	27	47	61
Misdemeanor	19	14	20

Select Call Types

	2024 Monthly Avg ³	Dec 23	Jan 24	Feb 24	Mar 24	March 2023
Crash Response	28	27	36	20	27	30
Crisis/Mental Health ⁴	11	10	11	11	10	11
Domestic Violence	3	4	4	2	4	6
Juvenile Activity	15	12	15	19	12	16
Location Checks ⁵	413	322	427	394	419	388
Property Crime Calls ⁶	13	20	11	12	15	24
School Checks	57	37	65	43	62	66
Traffic Stops	379	279	251	440	445	242
Welfare Checks	23	16	20	22	26	26



¹Offense Reports are compiled from NIBRS RMS. ²Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. ³Monthly averages are based on all prior months of the current year. ⁴Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. ⁵Location checks include Construction Site, Property, and Security checks. ⁶Property Crime Calls include Theft, Vandalism, Burglary, Fraud. ⁷Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. ⁸Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response.



Star Crime Types for March 2024

Persons Crimes		
DR	Statute Description	Victim Count
2024-00001946	BATTERY	1
2024-00002100	ATTEMPTED STRANGULATION	1
2024-00002220	BATTERY	1
2024-00002801	AGGRAVATED ASSAULT	1
2024-00002830	INJURY TO CHILD- MISD	2
2024-00002851	DOMESTIC SIMPLE BATTERY	1

Property Crimes		
DR	Statute Description	Offense Count
2024-00001957	VEHICLE BURGLARY - THEFT FROM A VEHICLE	1
2024-00001993	DRIVING W/O OWNER CONSENT FELONY	1
2024-00002110	PETIT THEFT - ALL OTHER THEFT	1
2024-00002356	BURGLARY - A COMMERCIAL	1
2024-00002360	PETIT THEFT - ALL OTHER THEFT	1

Society Crimes		
DR	Statute Description	Offense Count
2024-00001959	METHAMPHETAMINE - POSSESSION	1
	PARAPHERNALIA POSSESSION OF	1
	PRESCRIPTION DRUG - SELLING/TRAFFICKING FELONY	
2024-00001966	PARAPHERNALIA POSSESSION OF	1
2024-00001984	MARIJUANA - POSSESS LESS 3 OZ	1
	PARAPHERNALIA POSSESSION OF	1
2024-00001993	PARAPHERNALIA POSSESSION OF	1
2024-00002013	MARIJUANA - POSSESS LESS 3 OZ	1
	PARAPHERNALIA POSSESSION OF	1
2024-00002397	MARIJUANA - POSSESS LESS 3 OZ	1
	PARAPHERNALIA POSSESSION OF	1
2024-00002454	MARIJUANA - POSSESS LESS 3 OZ	1
	METHAMPHETAMINE - POSSESSION	
	PARAPHERNALIA POSSESSION OF	1
2024-00002745	MARIJUANA - POSSESS LESS 3 OZ	1
	PARAPHERNALIA POSSESSION OF	1
2024-00002794	MARIJUANA - POSSESS LESS 3 OZ	1
2024-00002824	PARAPHERNALIA POSSESSION OF	1

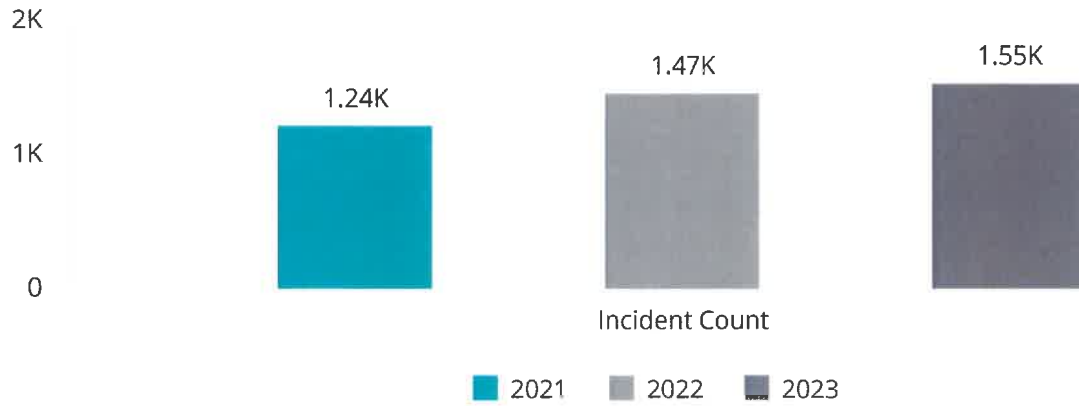
Only one Crime Code count per case

Only one Crime Code count per case

Mayor Report

YTD Count: **339** | AVG Response Tim... **6.69** | Acres Burned **#N/A** | Dollar Loss Total Es... **5,000** | Total E... **#N/A**

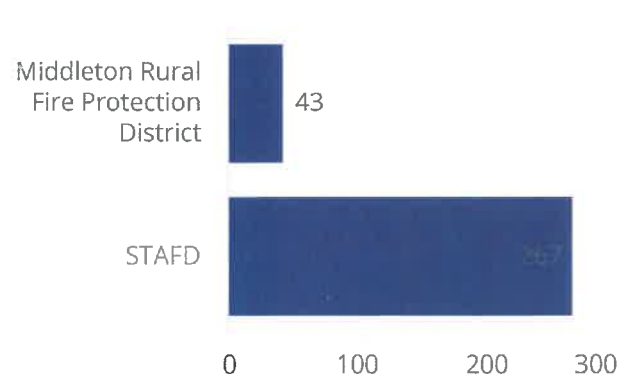
Incident Count By Year Group Comparison



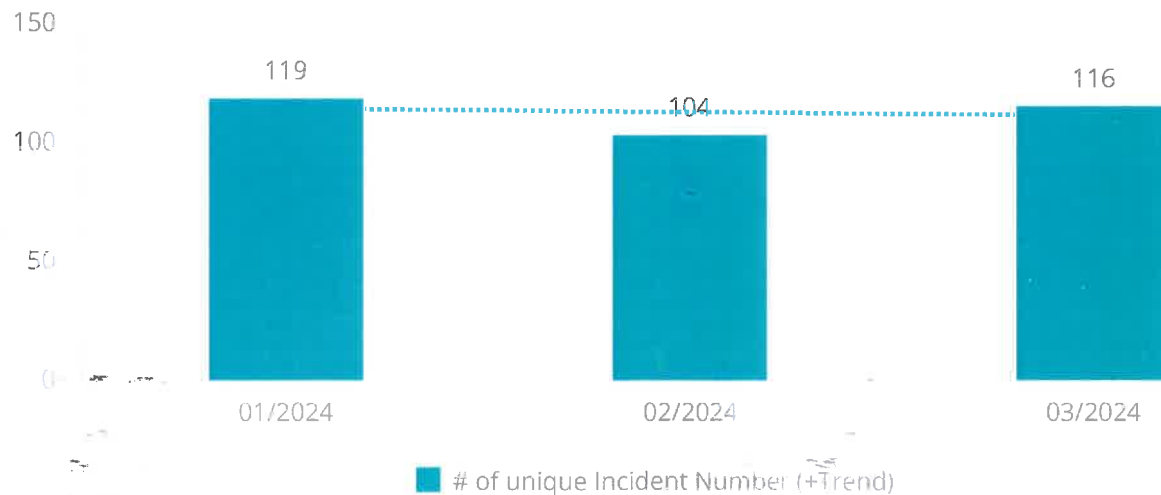
Count By Specific Call Types

Incident Type Group	Count
100 - Fire	13
300 - Rescue & EMS	193
400 - Hazardous Condition	14
500 - Service Call	53
600 - Good Intent Call	42
700 - False Alarm	18
Other	6
Count	339

District (Star and Middleton Only)



Incident County by Month



CITY OF STAR *Idaho*



PROCLAMATION

PROVIDER APPRECIATION DAY

WHEREAS, Child Care Aware® of America and other organizations nationwide are recognizing Child Care Providers on this day ; and

WHEREAS, child care has provided a safe, nurturing place for the enrichment and development of millions of children nationwide and is a vital force in our economy; and WHEREAS, the pandemic illuminated how indispensable child care providers are for the well-being and economic security of Star’s young children, families, and communities; and

WHEREAS, child care programs, which are mostly small businesses, run and staffed predominantly by women, continue to recover from the health and financial hardships stemming from the pandemic to meet the needs of more families; and

WHEREAS Star recognizes that child care has been and continues to be a lifeline for families, communities, and the economy. As such, it has provided much-needed support to providers to help sustain the viability of child care; and

WHEREAS, the future depends on the quality of the early childhood experiences provided to young children today; support for high-quality child care represents a worthy commitment to our children’s future; and

Now, therefore, I, Trevor A. Chadwick, Mayor of the City of Star, hereby proclaim May 10, 2024, as Provider Appreciation Day in Star and urge all citizens to recognize Child Care Providers for their important work, and how valuable they are for our communities.

ADOPTED by the City of Star, on this 7th day of May, 2024

Mayor Trevor A. Chadwick

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

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Tuesday, April 16, 2024 at 7:00 PM

1. CALL TO ORDER –

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

2. INVOCATION –

Pastor David Ax of Calvary Star Church provided the invocation.

3. ROLL CALL

City Council: Mayor Trevor Chadwick, Council President David Hershey (participating virtually), and Council Members Kevan Wheelock, Jennifer Salmonsens, and Kevin Nielsen were present.

Staff: City Planner/Zoning Administrator Shawn Nickel, Assistant City Planner/Code Enforcement Official Ryan Field, City Attorney Chris Yorgason, Deputy City Clerk Barbara Conly, City Engineer Ryan Morgan, Public Information Officer Dana Partridge, IT Director Shane Dale, Star Fire Chief Greg Timinsky, Star Deputy Fire Chief Victor Islas, and Star Police Sergeant Jonathan Steele were present.

4. PRESENTATIONS**A. PROCLAMATION - Denim Day / Sexual Assault Awareness**

Mayor Chadwick read a proclamation declaring Wednesday, April 24, 2024 as Denim Day and noting April was Sexual Assault Awareness Month. This day is to combat victim blaming and educate others about sexual violence. More information about Denim Day is available at www.denimday.org. More information about help and support for survivors of domestic abuse and sexual assault locally in Treasure Valley is available through the Women & Children's Alliance.

B. Star Police Chief Monthly Report

Mayor Chadwick welcomed Sergeant Steele in the audience and said Chief Hessing was not able to attend this evening. He said Chief Hessing will provide the Monthly Report at the May meeting.

C. Star Fire Chief Monthly Report

Mayor Chadwick announced that Chief Timinsky was present this evening and would speak on behalf of the Fire Department under the public hearing Topic 7.A.

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 Minutes: April 2, 2024****B. Claims**



CITY COUNCIL REGULAR MEETING DRAFT MINUTES

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C. **Findings of Fact / Conclusion of Law** - Milepost Commons Subdivision (**File: PP-23-05 / DA-21-15 MOD**)

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. **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. **Ordinance 402-2024 (Starpoint 2 & Development Agreement)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 6777 N. STAR ROAD (ADA COUNTY PARCELS S0419449020); THE PROPERTY IS OWNED BY GHW HOLDINGS LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 2.01 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**ACTION ITEM**)

- Council Member Nielsen moved to introduce Ordinance 402-2024 for Starpoint 2 & Development Agreement and to suspend the rules requiring three separate readings on three separate days and consider after this first reading (IC-50-902) by title only; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- Council Member Nielsen read the ordinance title and moved to approve Ordinance 402-2024 Starpoint 2 & Development Agreement; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. **Beer / Wine / Liquor By the Drink License - Prime American Steakhouse** - Approval of New Beer, Wine & Liquor By the Drink License (**ACTION ITEM**)

Mayor Chadwick read aloud City Clerk / Treasurer Jacob Qualls' explanatory letter (on file).

- Council Member Salmonsens moved to approve the Beer/Wine/Liquor by the Drink License for Prime American Steakhouse.

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Council Member Salmonsens paused the vote and Council discussion surrounded understanding the dates the various necessary entities (State Police, City, and County) were to approve licensing and any renewals.

- Council Member Salmonsens amended her motion as follows: she moved to approve the Beer/Wine/Liquor by the Drink License for Prime American Steakhouse, with the stipulation the other appropriate entity approvals were also met and received by the Clerk's Office; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

7. PUBLIC HEARINGS with ACTION ITEMS:

- A. **PUBLIC HEARING - Star Fire Protection District Station No. 55 (CU-24-02)** - The Applicant is seeking approval of a Conditional Use Permit to construct a new Fire Station. The property is located at 9415 W Floating in Star, Idaho, and consists of 2.26 acres. **(ACTION ITEM)**

Mayor Chadwick asked if the City Council had any ex parte contact and hearing none, opened the Public Hearing at 7:10 p.m.

City Planner Shawn Nickel utilized a brief slide presentation to describe the proposed Conditional Use Permit (CUP) for the new Fire Station. He said the proposed project was consistent with the Unified Development Code, the Comprehensive Plan, and Zoning Code. Nickel verified there were no late exhibits received. He identified the property as being located on the south side of Floating Feather by Pollard. Nickel showed a slide with a rendering of the proposed station design.

Staff stood for questions; none were offered.

Fire Chief Greg Timinsky, 10831 W. State Street, Star, presented the project on behalf of Star Fire Protection District. Timinsky explained the location of the proposed station was across from the Church of Jesus Christ of Latter-Day Saints church on Floating Feather.

Describing the lot, Timinsky said it is approximately two acres in size and the land was donated by the subdivision. The plan is to add topsoil to the land and taper off the slope gently, so fire engines can make it out during icy conditions.

Timinsky noted the building design is a one-story elevation to be consistent with the surrounding neighborhood's architecture and is arranged to be respectful of the neighbors and avoid looking down on other properties.

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Council asked various questions about the design. Timinsky explained the building's bays were drive-through bays, and the third bay will be high enough to accommodate a taller engine equipment setup and allow for maintenance. He said this station will allow the Fire Department to access the areas of Hwy 16, Floating Feather, and Beacon Light faster.

Council discussion moved to districting for Valnova (formerly known as Spring Valley), the development in Eagle, as some of the the lots are technically located within Star city limits. Timinsky clarified that a Fire District cannot change maps and take land from another Fire District. However, he said a City could de-annex a section of land and another City could take in it to accomplish the desired result.

Timinsky updated City Council that Eagle Fire will also build a station for Willow Creek.

Council Member Salmonsens expressed concerns about the parking stall length and meeting City Code. City Engineer Ryan Morgan confirmed parking stalls do meet City Code.

Public Testimony:

None was offered.

Mayor Chadwick closed the Public Hearing at 7:27 p.m.

Council Deliberations:

Council Member Nielsen said he fully supported the new station.

- Council Member Nielsen moved to approve the Conditional Use Permit to construct Star Fire Protection District Station No. 55 (CU-24-02); Council Member Salmonsens seconded the motion.

ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- B. PUBLIC HEARING - Mary & Joseph Watson Annexation & Development Agreement (AZ-24-03 & DA-24-03)** - The Applicant is requesting approval of an Annexation & Rezone (AZ-24-03) and Development Agreement (DA-24-03) for 7.17 acres The property is located on the North/South section of Stump Lane. Star, Canyon County, Idaho. **(ACTION ITEM)**

Mayor Chadwick asked City Council members if there had been any ex parte communication and hearing none, opened the Public Hearing at 7:28 p.m.



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City Planner/Zoning Administrator Shawn Nickel used a brief slide presentation to provide an overview of the proposal. He noted it was for 7.17 acres zoned as R-1 and had an associated development agreement. Nickel said there was no official address assigned yet, the application met the Comprehensive Plan and Zoning Code, and no late exhibits were received. He said Staff recommended approval with Rural Residential (RR) zoning as it was greater than five acres. Nickel noted application requirements were met, and there would be ITD proportionate share. The land is situated by Can Ada Road and Stump Lane north of Hwy 44. Staff stood for questions.

Council Member Nielsen asked regarding the zoning of RR vs. R-1, what would happen if the applicant were to plan to subdivide in the future. Nickel replied that Staff supports RR.

Applicant presentation:

Joseph Watson, of 9497 W. Clancy, Star, since there was no address assigned to the new land yet and he was appearing on behalf of himself and his wife. He said their goal is to have the land annexed into the City, and their plan is to build a single family home with equestrian zoned as Rural Residential.

Council Member Salmonsens inquired about the agency reports. Nickel said the conditions were met with respect to the Fire District. Nickel reiterated the recommendation on zoning and reminded Council of proportionate share.

Public Testimony:

None was offered.

Mayor Chadwick closed the public hearing at 7:34 p.m.

Council Deliberations:

Council Member Nielsen said he felt it was a very straightforward application.

- Council Member Nielsen moved to approve the Mary & Joseph Watson Annexation & Development Agreement (AZ-24-03 & DA-24-03); Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

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Tuesday, April 16, 2024 at 7:00 PM

- C. **PUBLIC HEARING - Milled Olive Conditional Use Permit Reconsideration (FILE # CU-23-06)** - The Applicant is requesting a reconsideration of the Star City Council's December 5, 2023 decision approving the conditional use permit for the Milled Olive. Specifically, the applicant requests Council modify the approved conditions of approval. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 7:36 p.m.

City Planner/Zoning Administrator Shawn Nickel provided a brief overview of the request for reconsideration. He said that rules and legal noticing for Council reconsideration were met, and the applicant has provided relevant detail that was not previously available. The specific items under reconsideration were with respect to hours of operation and the ability to have outdoor music. Nickel pointed out to City Council two letters received from neighbors of subject property. Staff stood for questions.

Council Member Nielsen asked to go back in the presentation slides. He asked what the relevant but not-yet-provided detail was. Nickel clarified that the applicant was not allowed to rebut. Mayor Chadwick cautioned that Council needed to hear the applicant out, and that the hearing must be done.

Applicant Presentation:

Dan McGettrick of 12247 W. Pavo Street, Star, presented on behalf of The Milled Olive. McGettrick explained the operating hours of the store were 10:00 a.m.-6:00 p.m. but said in the future the business was looking to expand that given the plan for a cooking classroom and the upstairs meeting space. For the Farmers Market, he described a desire for permanent food trucks in Star since he said those he had spoken with would like a spot where they can be conveniently placed to serve events held at Star Riverhouse.

With respect to outdoor music, McGettrick stated no other businesses in Star had the restrictions that were placed on The Milled Olive at the last hearing. He said he used Google Maps and gave comparisons to Beer Guys, Tap House, Dude DeWalt Cellars, and Star Riverhouse in terms of their distance from the nearest residence and their ability to have outdoor music. He said his intent was not to have concerts, but to be able to have a couple musicians at a time and an amplifier.

Council Member Wheelock said he generally supported the project at the first hearing, but said he felt with respect to outdoor music the property to the north needs time to transition. He said he felt the hours of operation in the original application should be supported. Wheelock noted he personally had the City change things on a matter after an original decision, so he is sensitive to the subject. He said he loves the idea of The Milled Olive development and prefers indoor music.

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Council President Hershey said he has no current questions, and he will wait until later in the discussion to remark, and he is generally supportive of McGettrick's requested changes.

Council discussion focused on cooking classes and other potential events. McGettrick said the plan was to host cooking classes, wine and paint parties, small bridal showers, and small business group meetings. He clarified the event center is not a separate business, but part of The Milled Olive business.

Per Council Member Salmonsens's question on whether the Farmers Market would require a Conditional Use Permit (CUP), Nickel verified the Farmers Market and food trucks were already approved at the previous hearing under the original CUP.

Council Member Nielsen expressed concern over potentially treating food trucks like they were permanent items, because then they become just like a restaurant; he noted specific concerns about tables, facilities, and access to restrooms.

McGettrick expressed concern about managing citizens coming over from the river and wanting to use the facilities.

Council discussion moved back to the hours of operation for the various portions of the development and the proposed music. Mayor Chadwick asked if McGettrick would consider acoustic music. McGettrick replied that lots of musicians nowadays bring small amps and a microphone to use. Council Member Wheelock said he was not inclined to recommend outdoor music.

Public Testimony:

None was offered.

Applicant Closing Statement:

Dan McGettrick said he felt everyone needed to agree to disagree. He said the City approved the area to be Commercial, and the residents had time to remark at the original hearing, so any current Council concerns over commercial impacting the other properties was counterintuitive. For the topic of music, McGettrick said he was just asking for the same level playing field as any other business in Star that had live music.

Council Member Salmonsens asked to review the different uses and times, noting the following requests: Retail and classes (8:00 a.m.-10:00 p.m.), Wine bar (no change requested, 10:00 a.m.-11:00 p.m.), Food truck and Farmers Market (market Friday/Saturday/Sunday, and food trucks by special hours).



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Council Member Wheelock brought up the idea of listing “dusk” instead of a specific end time being posted for the food trucks, to allow for varying light due to the changes in season. McGettrick said when they originally opened The Milled Olive, no one asked them about hours, and they set their own. He said he doesn’t know of anyone else who had to set their business hours. Council Member Nielsen noted in his opinion the presence of the event center changes things.

Council discussion ensued on temporary food permitting and renewal; Nickel verified food trucks renew annually and Deputy Fire Chief Islas said the trucks had an annual Fire Department inspection.

With respect to restrooms and access for food truck employees, McGettrick compared The Milled Olive to the Star Merc, saying food truck employees could use their restrooms. Nickel noted the way the City code reads on the topic is the workers have access, so workers of the food trucks would have access to restrooms, not the patrons of the outdoor food trucks.

Mayor Chadwick asked to circle back on the outdoor music.

Nickel noted the City noise ordinance is 7:00 a.m.-10:00 p.m. Council Member Salmonsén said she was good with the current noise ordinance. Council Member Wheelock said he agreed to disagree, even if he was outvoted.

Council President Hershey pointed out since there was an existing noise ordinance, he felt there should be no different treatment for this vendor over anyone else.

McGettrick replied it was not envisioned to be like Motley Crue/rock concert music, but rather to create ambiance of having some outdoor music available as people shopped and ate.

Mayor Chadwick asked Sergeant Steele about enforcement. Sergeant Steele said he was not sure how the Police Department would be able to enforce a CUP that was written to be separate from the existing City ordinances.

Mayor Chadwick closed the public hearing at 8:44 p.m.

Council Deliberations:

- Council Member Nielsen moved to approve the times and uses of the Milled Olive Conditional Use Permit (FILE # CU-23-06) as follows: for Retail to be allowed Monday-Sunday from 8:00 a.m.-10:00 p.m. with patrons of the retail and food trucks allowed to use The Milled Olive’s restroom facilities; Wine Bar 10:00 a.m.-11:00 p.m. (no change), Farmers Market/Food Trucks from Monday-Sunday

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from 8:00 a.m.-Dusk, and for Live Music to be allowed outdoors in the patio and wine bar area only in compliance with the City noise ordinance and the rest of the facility to have indoor music only; Council Member Salmonsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. Motion carried.

- D. **PUBLIC HEARING - Stonecrest LLC - Dennis Downs Conditional Use Permit (FILE: CUP-24-01)** - The Applicant is seeking approval of a Conditional Use Permit for a 10 unit live-work condo building. The property is located at 12550 W Goldcrest Rd in Star, Idaho. **(ACTION ITEM)**

Mayor Chadwick asked the City Council if they had any ex parte communication to report and hearing none, opened the Public Hearing at 8:48 p.m.

Council Member Salmonsen asked if this had gone before Architectural Review yet; City Planner/Zoning Administrator Nickel said no.

Nickel utilized a slide presentation to give a brief overview of the proposed CUP, for a ten-unit live/workspace at 12550 W. Goldcrest. He said Staff recommended approval with conditions.

Chris Todd, 12561 W. Goldcrest Street, spoke on behalf of his client, Dennis Downs. Mr. Todd mentioned eighteen units total within the building. He said there were a variety of business uses for the property, and buyers were to be required to take a bottom and top unit as part of their space. Upstairs is being configured as residential and downstairs as business. The building will have a metal roof and overhanging signage, designed to be consistent with existing Goldcrest area architecture. The building will also have transom windows and a balcony with twelve-foot privacy screens separating the porches. The downstairs is configured for eight business condos (two will be larger) and the upstairs will have ten living condos.

Council Member Wheelock asked about access upstairs. Todd replied there would be a separate residential entrance access on Goldcrest, and interior access from the business upstairs to the residential.

Council questions ensued on parking needs and types of businesses. Todd noted the proposed yoga studio is one reason for having additional temporary parking spaces set aside. Todd said proposed uses included hair salons, doctors' offices, women's boutiques, etc. He said restaurants and daycares were not being proposed.

Public Testimony:

None was offered.



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Applicant Closing Statement:

Todd reiterated the mixed-use nature of the proposed development, and thanked City Staff for working with his team to develop this project. He said one reason for the requested CUP was to add the residential element into the project.

Nickel noted a new ordinance will come before Council at the May meeting, and verified Todd is requesting the CUP now to be able to add the residential under the existing process.

Mayor Chadwick closed the Public Hearing at 9:25 p.m.

Council Deliberations:

Council Member Nielsen said he was not concerned about it being one-hundred percent commercial and that he likes the live/work concept, and he is supportive of the proposal.

Council President Hershey said he is supportive and likes that the project is very walkable.

Council Member Wheelock thanked Chris Todd for his attention to the parking matter and commented on the recent successful openings at Goldcrest.

- Council Member Salmonsén moved to approve the Stonecrest LLC – Dennis Downs Conditional Use Permit (FILE: CUP-24-01); Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:28 p.m.

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 4/24
 For Pay Date: 04/12/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3405		21 ADA COUNTY LANDFILL	15.00						
	2404120350	04/10/24 Landfill Fees	15.00*			10 41540	411		10110
		Total for Vendor:	15.00						
		*** Claim from another period (12/23) ****							
3410		23 ADA COUNTY SHERIFF'S OFFICE	230,735.75						
	121936	12/11/23 Police Services Dec 2023	230,735.75*			10 42110	365		10110
		Total for Vendor:	230,735.75						
3397		1475 CANON FINANCIAL SERVICES, INC	256.24						
	32427650	04/12/24 Copier Lease City Hall	128.12*			10 41810	742		10110
	32427650	04/12/24 Copier Lease Rec Center	128.12*			10 44022	742		10110
		Total for Vendor:	256.24						
3400		231 DANA PARTRIDGE	2,837.86						
	04/12/24	Services Mar 29 - Apr 11, 2024	2,837.86*			10 41810	351		10110
		Total for Vendor:	2,837.86						
3407		1537 DRONE LEGENDS	6,445.00						
	2045 04/11/24	STEM Fundamentals	5,499.00*		28	10 300 44022	612		10110
	2045 04/11/24	Drone Legends Drone Care	349.00*		28	10 300 44022	612		10110
	2045 04/11/24	Hardware Add-on Tello Dro	398.00*		28	10 300 44022	612		10110
	2045 04/11/24	Shipping	199.00*		28	10 300 44022	745		10110
		Total for Vendor:	6,445.00						
3406		331 GEM STATE PAPER & SUPPLY COMPANY	2,331.92						
	3088405 04/10/24	Air Freshener	39.57*			10 41540	611		10110
	3085957 04/10/24	Cleaning Supplies	2,292.35*			10 41540	611		10110
		Total for Vendor:	2,331.92						
3401		1374 MADYSSON JUNGENBERG	752.80						
	04/12/24	Reimburse Rec Bldg Supplies	35.02*			10 44022	611		10110
	04/12/24	Reimburse Summer Ion Grant	239.97*			10 300 44022	611		10110
	04/12/24	Reimburse B/A School Program	123.88*			10 101 44022	611		10110
	04/12/24	Reimburse Halo Event	96.33*			10 174 47001	611		10110
	04/12/24	March Cheer	257.60*			10 44022	352		10110
		Total for Vendor:	752.80						

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3404		686 PORTAPROS LLC	259.20						
	121435X-1	04/11/24 Dog Park Portable Restroom	259.20*			10 41540	411		10110
		Total for Vendor:	259.20						
3409		721 ROBERT P LITTLE	4,580.82						
	116192	04/12/24 B&G Contracted Services	4,895.84*			10 41540	351		10110
		Life Insur 04/12/24 Life Insurance	-261.02			10 41540	215		10110
		Vision Ins 04/12/24 Spousal Vision Insurance	-13.00*			10 41540	211		10110
		Dental Ins 04/12/24 Spousal Dental Insurance	-41.00*			10 41540	212		10110
		Total for Vendor:	4,580.82						
3403		727 RON WESTON	248.66						
	04/11/24	Reimburse Big Sky Tournament	248.66*			10 44021	612		10110
		Total for Vendor:	248.66						
3396		780 SIMPLOT TURF & HORTICULTURE	1,069.00						
	216071146	04/08/24 Herbicides	1,069.00*			10 41540	435		10110
		Total for Vendor:	1,069.00						
3398		898 TREASURE VALLEY COFFEE	502.90						
	10375247	04/09/24 City Hall Coffee/Water/Cups	102.96*			10 41810	610		10110
	10385060	04/02/24 Bldg Maint Coffee/Cups	126.48*			10 41540	610		10110
	10375266	04/09/24 Bldg Maint Coffee/First Aid	273.46*			10 41540	610		10110
		Total for Vendor:	502.90						
3399		1308 YOUNG ELEVATOR INC	150.00						
	1091	03/29/24 Service Maintenance	150.00*			10 41810	431		10110
		Total for Vendor:	150.00						
3402		1557 ZACH ZOLLINGER	15,314.44						
	04/11/24	Refund - Permit Double Pay	15,314.44*			10 41510	698		10110
		Total for Vendor:	15,314.44						
		# of Claims	14	Total:	265,499.59	# of Vendors	14		

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 Claim Approval List
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 For Pay Date: 04/19/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3419		21 ADA COUNTY LANDFILL	19.20						
	2404180370	04/18/24 Landfill Fees	19.20*			10 41540	411		10110
		Total for Vendor:	19.20						
3417		1067 ANNIE PEW	495.20						
Ion Grant									
	04/18/24	Reimburse Summer Ion Grant	239.97*			10 300 44022	611		10110
	04/18/24	Reimburse Rec Bldg Supplies	35.02*			10 44022	611		10110
	04/18/24	Reimburse Before/After School	123.88*			10 101 44022	611		10110
	04/18/24	Reimburse Halo Event	96.33*			10 47001	611		10110
		Total for Vendor:	495.20						
3422		398 IDAHO POWER COMPANY	3,296.93						
	0033022594	04/15/24 1000 S MAIN ST / PUMP	41.50*			10 41540	412		10110
	0033022589	04/15/24 10769 W STATE ST / CITY HA	571.51*			10 41810	412		10110
	0033022563	04/15/24 10775 W STATE ST / STAR OU	103.87*			10 41810	412		10110
	0033022576	04/15/24 11225 W BLAKE DR / BLAKE P	152.60*			10 41540	412		10110
	0033157130	04/15/24 11380 W HIDDEN BROOK	39.30*			10 41540	412		10110
	0033207654	04/15/24 11665 W STATE ST A	220.61*			10 41540	412		10110
	0033207655	04/15/24 11665 W STATE ST A1	191.15*			10 41540	412		10110
	0030885171	04/15/24 11665 W STATE ST C	139.31*			10 41540	412		10110
	0033022554	04/15/24 1250 N STAR RD / HUNTERS P	74.13*			10 41540	412		10110
	0033022592	04/15/24 1300 N STAR RD / HC ENTRY	227.14*			10 41540	412		10110
	0033022572	04/15/24 1310 N LITTLE CAMAS / SHOP	120.89*			10 41540	412		10110
	0033022587	04/15/24 1500 N STAR RD	610.00*			10 41540	412		10110
	0033246240	04/15/24 946 S MAIN ST	10.34*			10 41810	413		10110
	0033075641	04/15/24 HIGHBROOK / HWY 44 STRT LI	42.28*			10 41810	413		10110
	0030204591	04/15/24 HUNTER'S CREEK STRT LIGHTS	15.31*			10 41810	413		10110
	0033022596	04/15/24 BLAKE SPRINKLER ELECT	3.74*			10 41540	412		10110
	0033022580	04/15/24 STATE/PLUMMER STRT LIGHTS	12.48*			10 41810	413		10110
	0033022584	04/15/24 STRT LIGHTS STAR	380.65*			10 41810	413		10110
	0030204606	04/15/24 STRT LIGHTS / BLAKE PARK	17.86*			10 41810	413		10110
	0032863989	04/12/24 960 S MAIN ST	300.72*			10 41810	412		10110
	0032863988	04/12/24 960 S MAIN ST	21.54*			10 41810	412		10110
		Total for Vendor:	3,296.93						

CITY OF STAR
Claim Approval List
For the Accounting Period: 4/24
For Pay Date: 04/19/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3414		412 IDAHO TOOL AND EQUIPMENT	118.98						
	2404068539	04/09/24 Hand Drill and Bit	273.99*			10 41540	613		10110
		04/09/24 Credit on Account	-140.00*			10 41540	610		10110
		04/09/24 Credit on Account	-15.01*			10 41540	610		10110
		Total for Vendor:	118.98						
3411		1084 INTERNATIONAL INSTITUTE	210.00						
Annual		Membership fee through 06/30/2025							
	04/16/24	Annual Membership Fee	185.00*			10 41810	570		10110
	04/16/24	IIMC Foundation Ed Contributio	25.00*			10 41810	570		10110
		Total for Vendor:	210.00						
3416		1374 MADYSSON JUNGENBERG	257.60						
	03/31/24	March Dance/Cheer Balance	257.60*			10 44022	352		10110
		Total for Vendor:	257.60						
3412		656 OFFICE SAVERS ONLINE	250.96						
	10687	04/09/24 Copy Paper	176.97*			10 41810	611		10110
	10687	04/09/24 Pens	34.01*			10 41810	611		10110
	10705	04/09/24 File Folders	39.98*			10 41140	611		10110
		Total for Vendor:	250.96						
3424		1539 PCS EDVENTURES	11,900.00						
	33234	04/18/24 Discover Podcasting Progr	2,995.00*		30	10 300 44022	612		10110
	33234	04/18/24 Rockin Robots Program	2,445.00*		30	10 300 44022	612		10110
	33234	04/18/24 Influencer Camp Program	2,645.00*		30	10 300 44022	612		10110
	33234	04/18/24 Cosmic Coders Program	2,495.00*		30	10 300 44022	745		10110
	33234	04/18/24 BrickLAB Zoo Program	925.00*		30	10 300 44022	612		10110
	33234	04/18/24 BrickLAB Famous Architect	395.00*		30	10 300 44022	612		10110
		Total for Vendor:	11,900.00						
3421		686 PORTAPROS LLC	169.20						
	128708G-1	04/18/24 River House Portable Restro	169.20*			10 41540	411		10110
		Total for Vendor:	169.20						

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 4/24
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3420		1299 ROCKERZ AND ROLLERZ LLC	5,021.00						
		Work was done in January 2024, not date on invoice							
	435	02/01/24 Vehicle Logo Decals B&G	3,022.00*			10 41540	746		10110
	435	02/01/24 Vehicle Logo Decals Bld Dept	1,637.00*			10 41510	746		10110
	435	02/01/24 Vehicle Logo Decals Sports	362.00*			10 44021	746		10110
		Total for Vendor:	5,021.00						
3413		752 SBI CONTRACTING INC	10,720.00						
	11021	04/15/24 Pavilion Park Basketball Goals	10,720.00*			10 714 45110	738		10110
		Total for Vendor:	10,720.00						
3423		791 SOUTHERN COMPUTER WAREHOUSE	848.23						
	00807067	04/17/24 Exchange Online Plan 1	93.16*			10 41810	751		10110
	00807070	04/17/24 Office 365	755.07*			10 41810	751		10110
		Total for Vendor:	848.23						
3418		1558 THE ANGRY EASEL	100.00						
	04/18/24	April Painting Class	100.00*			10 175 44022	352		10110
		Total for Vendor:	100.00						
3415		1030 WHITE PETERSON	492.32						
		Account number 26749-001M							
	162298	03/31/24 Keith Hill-First Church of God	492.32*			10 41310	323		10110
		Total for Vendor:	492.32						
		# of Claims	14	Total:	33,899.62	# of Vendors	14		

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 4/24
 For Pay Date: 04/19/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3425		1559 DEX IMAGING	229.91						
	AR11155947	04/18/24 Monthly Lease Copier	163.93*			10 41810	610		10110
	AR11155947	04/18/24 Copier Overages	65.98*			10 41810	610		10110
		Total for Vendor:	229.91						
3428		325 GAMEFACE ATHLETICS	1,285.00						
	319010	04/17/24 Inspection Stickers	1,285.00*			10 41510	324		10110
		Total for Vendor:	1,285.00						
3430		399 IDAHO PRESS TRIBUNE	117.48						
	44399	04/19/24 Legal/Pub Notice PH 5/7/24	117.48*			10 41510	530		10110
		Total for Vendor:	117.48						
3429		413 IDAHO TRACTOR INC	151.98						
	1258	04/17/24 Blade (Qty 2)	151.98*			10 41540	435		10110
		Total for Vendor:	151.98						
3426		772 SHERWIN WILLIAMS	739.99						
	3807-3	04/15/24 Paint and Paint Supplies	1,233.31*			10 41540	434		10110
	3807-3	04/15/24 40% Discounts	-493.32*			10 41540	434		10110
		Total for Vendor:	739.99						
3427		1129 WESTERN HEATING & AIR	140.62						
	18938567	04/09/24 Changed Out Capacitor	156.24*			10 41540	434		10110
	18938567	04/09/24 Commercial Discount	-15.62*			10 41540	434		10110
		Total for Vendor:	140.62						
		# of Claims	6	Total:	2,664.98	# of Vendors	6		

CITY OF STAR
Claim Approval List
For the Accounting Period: 4/24
For Pay Date: 04/26/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3441		21 ADA COUNTY LANDFILL	142.36						
	2404240171	04/24/24 Landfill Fees	15.00*			10 41540	411		10110
	2404230076	04/23/24 Landfill Fees	34.24*			10 41540	411		10110
	2404200174	04/20/24 Landfill Fees	40.00*			10 41540	411		10110
	2404190121	04/19/24 Landfill Fees	53.12*			10 41540	411		10110
		Total for Vendor:	142.36						
3445		79 ASSOCIATION OF IDAHO CITIES	325.00						
	Registration for Meredith Hudson								
	200011729	04/23/24 AIC Conference Registration	325.00*			10 41140	560		10110
		Total for Vendor:	325.00						
3452		1035 BILLS MACHINE SHOP	7,750.00						
	24-644	04/23/24 Dock Section w Platform Bal	7,750.00*			10 45110	747		10110
		Total for Vendor:	7,750.00						
3444		154 CAMBRIDGE HOMES	2,050.00						
	Refunding park impact fee, chose not to continue for this permit								
	04/22/24	Refund Park Impact Fee	2,050.00*			10 41510	698		10110
		Total for Vendor:	2,050.00						
3438		160 CANYON HIGHWAY DISTRICT # 4	42.74						
	Property Tax Collected for 03/01/24 - 03/31/24								
	03/31/24	CHD4 Property Tax	36.64*			10 41510	732		10110
	03/31/24	CHD4 Penalty	0.74*			10 41510	732		10110
	03/31/24	CHD4 Interest	5.36*			10 41510	732		10110
		Total for Vendor:	42.74						
3442		1562 CRAIG LUNS福德	150.00						
	04/22/24	Refund Duplicate Permit	150.00*			10 41510	698		10110
		Total for Vendor:	150.00						

CITY OF STAR
 Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3447		233 DAN'S PUMP AND FILTER LLC	90.00						
	8716	05/22/24 Irrigation Pump Maintenance	90.00*			10 41540	735		10110
		Total for Vendor:	90.00						
3446		231 DANA PARTRIDGE	2,855.21						
	04/26/24	Services Apr 12 - Apr 25, 2024	2,855.21*			10 41810	351		10110
		Total for Vendor:	2,855.21						
3448		1310 EXOFIT OUTDOOR FITNESS	260.00						
	1377	04/22/24 Touch-up Paint	200.00*			10 707 41540	744		10110
	1377	04/22/24 Freight	60.00*			10 707 41540	745		10110
		Total for Vendor:	260.00						
3439		1152 GARRETT PARKS AND PLAY	4,400.00						
	3501	04/24/24 Splash Pad Rubber Mulch	4,400.00*			10 706 41540	738		10110
		Total for Vendor:	4,400.00						
3440		1561 GREGORY DURAN	2,241.85						
	04/24/24	Refund old permit, resubmitted	2,241.85*			10 41510	698		10110
		Total for Vendor:	2,241.85						
3432		1290 GREYLOCH	9,408.19						
	1694	03/19/24 Cabinetry DMV	9,408.19*			10 41810	741		10110
		Total for Vendor:	9,408.19						
3454		412 IDAHO TOOL AND EQUIPMENT	490.03						
	2404069077	04/17/24 Socket Set and Tool Bag	490.03*			10 41540	613		10110
		Total for Vendor:	490.03						
3437		1170 IWORQ	166.67						
	203288	04/15/24 Property Mngmt Import	166.67*			10 41810	751		10110
		Total for Vendor:	166.67						

CITY OF STAR
 Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3435	04/24/24	1560 JD MARSH Permit Overpayment	156.00 156.00*			10 41510	698		10110
		Total for Vendor:	156.00						
3455	88149 04/10/24 88148 04/10/24	1383 JOHN DEERE FINANCIAL 72" Blade 60" Blade	335.40 92.85* 242.55*			10 41540 10 41540	613 613		10110 10110
		Total for Vendor:	335.40						
3431	10712 04/15/24 10712 04/15/24	656 OFFICE SAVERS ONLINE Office Supplies Toner	360.16 220.17* 139.99*			10 41810 10 41810	611 611		10110 10110
		Total for Vendor:	360.16						
3436	159 01/09/24 172 04/11/24 173 04/22/24	670 PATHWAY CONCRETE & LANDSCAPING Fltg Feather-Star Mid School Fltg Feather-Star Mid School Fltg Feather-Star Mid School	170,000.00 110,000.00* 25,000.00* 35,000.00*			10 45110 10 45110 10 45110	741 741 741		10110 10110 10110
		Total for Vendor:	170,000.00						
3456	24005-16 04/16/24 24005-15 03/28/24 24018-2 04/03/24	1238 ROYALTY ELECTRIC LLC Outdoor Bullet Cameras Monitors and Deck Power Supp Conduit for Pickle Ball Ct Lg	12,357.00 6,230.00* 873.00* 5,254.00*			10 41810 10 41810 10 45110	733 742 738		10110 10110 10110
		Total for Vendor:	12,357.00						
3451	9788-0 04/25/24	772 SHERWIN WILLIAMS Paint	104.99 104.99*			10 41540	434		10110
		Total for Vendor:	104.99						
3443	04/22/24	1563 SPENCER KOFOED Refund No Existing Address	4,940.17 4,940.17*			10 41510	698		10110
		Total for Vendor:	4,940.17						

CITY OF STAR
 Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3449		1421 STAR SHIP & PRINT	652.00						
	7777	04/15/24 Information Flags	978.00*			10 44021	612		10110
	7780	04/15/24 Credit for Return	-326.00*			10 44021	612		10110
		Total for Vendor:	652.00						
3450		818 STAR STORAGE LLC	505.00						
	04/26/24	Unit C04	175.00*			10 41810	699		10110
	04/26/24	Unit C08	155.00*			10 41810	699		10110
	04/26/24	Unit C06	175.00*			10 41810	699		10110
		Total for Vendor:	505.00						
3453		1564 THE ACTIVITY GROUP	12,100.00						
	01219	04/26/24 Dayton Armor	12,100.00*			10 804 42010	742		10110
		Total for Vendor:	12,100.00						
3457		889 TITAN EXCAVATION & CONSTRUCTION	20,562.73						
	04/26/24	Pavilion Park Restroom App 2	20,562.73*			10 712 45110	738		10110
		Total for Vendor:	20,562.73						
3433		898 TREASURE VALLEY COFFEE	187.16						
	10404249	04/23/24 City Hall Coffee/Water/Tea	123.92*			10 41810	610		10110
	10404297	04/23/24 Bldg Maint Coffee/Cups	63.24*			10 41540	610		10110
		Total for Vendor:	187.16						
		# of Claims	26	Total:	252,632.66	# of Vendors	26		

CITY OF STAR
 Claim Approval List
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Section 5, Item A.

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3458		1035 BILLS MACHINE SHOP	29,025.00						
	24-645	01/02/24 Shade Structure - Balance	29,025.00*			10 708 45110	747		10110
		Total for Vendor:	29,025.00						
		# of Claims	1	Total:					
				29,025.00	# of Vendors	1			

CITY OF STAR
Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3465		21 ADA COUNTY LANDFILL	45.40						
	2404290318	04/29/24 Landfill Fees	15.00*			10 41540	411		10110
	2404300273	04/30/24 Landfill Fees	30.40*			10 41540	411		10110
		Total for Vendor:	45.40						
3468		1467 ANDRU MALDONADO	1,200.00						
		Delayed payment from February 2024							
		From Feb 02/25/24 League Stipend Football/Socc	1,200.00*			10 44021	614		10110
		Total for Vendor:	1,200.00						
3473		1172 B'S ACE HARDWARE	156.72						
	299845	03/29/24 Drill Bit and Fasteners	156.72*			10 41540	434		10110
		Total for Vendor:	156.72						
3459		1450 BOISE VALLEY HABITAT FOR	1,000.00						
	04/29/24	Sponsorship	1,000.00*			10 41810	531		10110
		Total for Vendor:	1,000.00						
3464		145 BSN SPORTS	1,655.66						
	925412970	04/09/24 Football Pylons	359.92*			10 216 44021	612		10110
	925412970	04/09/24 Baseball Field Supplies	999.96*			10 201 44021	612		10110
	925412970	04/09/24 Soccer Balls	206.91*			10 231 44021	612		10110
	925412970	04/09/24 Freight	88.87*			10 44021	745		10110
		Total for Vendor:	1,655.66						
3462		1571 DAVID STREETER	500.00						
	04/29/24	Riverhouse Deposit Return	500.00*			10 41810	698		10110
		Total for Vendor:	500.00						
3477		271 ECI CONTRACTORS	19,509.71						
		Electrical Inspections, 60% of Total							
		Apr 2024 05/01/24 Electrical Inspections	19,509.71*			10 41510	454		10110
		Total for Vendor:	19,509.71						

CITY OF STAR
Claim Approval List
For the Accounting Period: 4/24
For Pay Date: 05/01/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3461	04/29/24	1570 ERIC FINN Riverhouse Deposit Return	500.00 500.00*			10 41810	698		10110
		Total for Vendor:	500.00						
3471	44585 04/28/24	399 IDAHO PRESS Legal/Pub Notice ORD4024024	198.00 198.00*			10 41510	530		10110
		Total for Vendor:	198.00						
3478		1073 INSPECT LLC Monthly Plumbing Inspections, 60% of Total, plus payment for City Project since January 2024	21,779.74						
	Apr 2024 05/01/24	Plumbing Inspections	21,779.74*			10 41510	453		10110
		Total for Vendor:	21,779.74						
3469		1468 MATTHEW KENDALL Delayed entry from February 2024 From Feb 02/25/24 League Stipend Football/Socc	1,200.00 1,200.00*			10 44021	614		10110
		Total for Vendor:	1,200.00						
3466	04/29/24	603 MEREDITH HUDSON Reimburse Tuition Fee	80.00 80.00*			10 41810	560		10110
		Total for Vendor:	80.00						
3460	04/29/24	1569 MIDDLETON HIGH SCHOOL Riverhouse Deposit Return	500.00 500.00*			10 41810	698		10110
		Total for Vendor:	500.00						
3467	190825 05/23/24	1572 MTM WOODWORKS Cabinet Install DMV	2,154.00 2,154.00*			10 41810	741		10110
		Total for Vendor:	2,154.00						
3470	112049AAW1 04/26/24	686 PORTAPROS LLC River Walk Park	515.00 515.00*			10 41540	411		10110
		Total for Vendor:	515.00						

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 4/24
 For Pay Date: 05/01/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3475		1037 RIMI INC	17,479.20						
		Mechanical Inspections, 60% of total							
	Apr 2024	05/01/24 Mechanical Inspections	17,479.20*			10 41510	455		10110
		Total for Vendor:	17,479.20						
3463		725 ROCKY MOUNTAIN ROLL	466.99						
		26798553 04/22/24 Deputy Bolter Vigil Sound	466.99*			10 41810	598		10110
		Total for Vendor:	466.99						
3472		1565 SADDLEBROOK HOA	888.74						
		2034 04/17/24 Water Conveyance/ Pump Maint	888.74*			10 41810	417		10110
		Total for Vendor:	888.74						
3476		811 STAR FIRE DEPARTMENT	250,274.80						
	Apr 2024	04/30/24 Star Fire Impact Fees	250,274.80*			10 41510	734		10110
		Total for Vendor:	250,274.80						
3474		963 YORGASON LAW OFFICES PLLC	3,513.40						
	Contract	05/01/24 City Attorney Monthly Servic	3,500.00*			10 41310	322		10110
	2024-Mar	05/01/24 City Attorney Additional Svc	13.40*			10 41310	322		10110
		Total for Vendor:	3,513.40						
		# of Claims	20	Total:	323,617.36	# of Vendors	20		

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
MILLED OLIVE CONDITIONAL USE PERMIT
FILE NO. CU-23-06**

The above-entitled Conditional Use Permit land use applications came before the Star City Council for their action on December 5, 2023, 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 Conditional Use Permit for a mixed-commercial use to include a retail store, wine & beer lounge, retail storage area, outdoor concessions and an event space. The property is located at 1133 S. Main Street in Star, Ada County, Idaho, and consists of 2.0 acres in a central business district (CBD) zoning designation. The subject property is generally located at the northeast corner of S. Star Road and S. Main Street. Ada County Parcel No. R1842701420.

B. Application Submittal:

A neighborhood meeting was held on September 14, 2023, 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 October 20, 2023.

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 November 19, 2023. 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 November 20, 2023. Notice was sent to agencies having jurisdiction in the City of Star on October 24, 2023. The property was posted in accordance with the Star Unified Development Code on November 20, 2023.

D. History of Previous Actions:

Council approved an application for Rezone and Development Agreement (RZ-20-10/DA-20-21) for the property to be rezoned Central Business District (CBD).



E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District (CBD)	Central Business District	Vacant – Pasture
Proposed	Central Business District (CBD)	Central Business District	Commercial, Retail
North of site	Residential (R-1)	Central Business District	Single Family Residential
South of site	Rural Transitional (RT)	Central Business District	Vacant
East of site	Rural Transitional (RT)	Central Business District	Single Family Residential
West of site	Rural Urban Transition (RUT)	Central Business District	Single Family Residential/Agricultural

F. *Development Features.*

CONDITIONAL USE PERMIT:

The Applicant is requesting approval of a Conditional Use Permit for a mixed-commercial use to include a retail store, wine & beer lounge, retail storage area, outdoor concessions and an event space. The property contains approximately 2-acres. The proposed main structure that includes the retail sales, beer and wine lounge, warehouse and 2nd Floor event/meeting room is approximately 17,141 total square feet in size. The proposed accessory storage building is 1,450 square feet in size, and the proposed concessions building is 367 square feet in size. The proposed food truck and farmers market booth area, located in the southeast corner of project, will include temporary spaces for food trucks and retail booths to be used throughout the year and during community events.

The site will be improved with paved driving aisles and parking spaces, perimeter landscaping and fencing. Main site access will be on S. Main Street.

The Unified Development Code Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of 25’0” or as required by the fire code, unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26’0” or as otherwise approved by the Fire District. **It appears that all proposed drive aisles will be able to meet the 25’ and 26’ widths throughout the project, as required.**

Section 8-4B-2 also states that parking stalls shall be 9’ wide and 20’ deep. The materials submitted with the application indicate compliance with the parking standards. The applicant is providing 2 ADA parking spaces in front of the main building. The site plan indicates a total of 51 on-site parking spaces, with an additional 17 on-street parking spaces along S. Main Street. ACHD will need to approve the allowance for parking in the public right of way. The parking calculations provided by the applicant appear to meet the

required parking requirements within the CBD zone. The addition of approved on-street parking of 17 additional spaces will benefit the uses proposed.

The Applicant is proposing fencing along all boundaries of the property, including open, metal fencing along the Star Road and S. Main Street frontages, with a security gate along the entrance drive. A 6' solid wood and metal fence is proposed adjacent to the existing residential uses to the north and east of the proposed development.

The Applicant has not indicated the hours of operation for the project. Council may want to consider hours of operation for the food trucks and farmers market uses of the project.

The applicant has provided exterior elevations and color renderings of all of the structures within the development. The buildings appear to meet the intent of the architectural overlay, however, the site plan and elevations will need additional approval from the design review committee as part of the Certificate of Zoning Compliance process.

The applicant has requested a 10' northern building setback for the main building and 5' northern and southern setback for the storage building located in the northeast corner of the property. In addition, the concessions building has indicated a 5' northern setback. Council should consider future CBD uses adjacent to this property. Staff believes the proposed setbacks are appropriate for the future build-out of the Central Business District.

Cross access to adjacent properties is critical for maintaining circulation between commercial uses, especially along Star Road, where access points are intended to be eliminated and combined where necessary as properties redevelop. Staff supports a requirement for a cross access easement to the north of the property in the event that the northern property were to redevelop. The easement would be located where the applicant is showing 3 parking spaces in the northeast corner of the project. Until a need for access is warranted, the applicant shall maintain the 3 parking spaces as shown.

The applicant has not indicated a location for restroom facilities near the concession building and food truck and farmers market area of the development. Facilities located in the main building may provide this service when open, however, bathroom facilities should be discussed by Council and the applicant.

A landscaping plan has been submitted with the application. Staff would like to see an additional landscaping buffer on the northern boundary of the development adjacent to the proposed parking lot and main building.

H. *On-Site Features:*

- ☉ Areas of Critical Environmental Concern – No known areas.

- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – Yes. Mature Trees
- ✪ Riparian Vegetation – None.
- ✪ 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.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

I. Agencies Responding:

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

ACHD	December 5, 2023
ITD	October 25, 2023

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

None

K. Comprehensive Plan and Unified Development Code Provisions:

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:

- 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.

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

A. 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.

B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.

D. 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.

E. 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.

F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.

G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.

H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.

I. The city should encourage assemblage of the smaller properties where appropriate.

J. The "floodway" lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and "Live, Work, Play" ambiance planned for the CBD.

K. Main city service facilities should be located in the CBD and should all be south of State Highway 44 clustered into a "City Services Campus". That includes the City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities.

L. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the CBD and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, should be located to front on Highway 44 or Star Road.

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.
- 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.

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:



(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-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.

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
Events Center, public or private (indoor/outdoor)	C
Retail store/retail services	P

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' ⁴	0'
C-2	35'	20'	5'	0' ⁴	20'
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

2. Zero-Lot-Line 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 as part of a Planned Unit Development.

- 3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
- 4. As approved by the Fire District.

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

- 1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
- 2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
- 3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate 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 of the use.
- 3. Control the duration of the use.
- 4. Assure that the use and the property in which the use is located is maintained properly.
- 5. Designate the exact location and nature of the use and the property development.
- 6. Require the provision for on site or off-site public facilities or services.
- 7. Require more restrictive standards than those generally required in this title.

8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-1B-4E CONDITIONAL USE FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council finds that operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use can be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on December 5, 2023, at which time testimony was heard and the public hearing was closed, and the Council made their decision at that time.

b. Oral testimony regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Jessica Heggie
- Angie McGetrick
- Heidi Prigge
- Susan Avise
- Gary Avise
- Cheryl Cronk
- Victor Islas, Star Fire District
- Aaron Williams, ACHD

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

None

Request for Reconsideration:

On February 20, 2024, Council approved the applicants requested reconsideration of the Council decision, as allowed in Section 8-1A-9 of the Unified Development Code and placed the application on a public hearing agenda. Upon deliberation, the Council voted 4-0 on April 16, 2024 to revise the specific conditions of approval requested by the applicant.

Oral testimony regarding the reconsideration application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Dan McGetrick
- Sgt. Jonathan Steele, Star Police Department
- Victor Islas, Star Fire District

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed conditional use permit 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 proposed land use. Review and discussion included site plan/layout, access and circulation, fencing, landscape buffering, cross-access, lighting, hours of operation and parking. The Council included Staff recommended conditions of approval and added additional

conditions to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated December 5, 2023, and staff memo, dated April 16, 2024 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 included the following additional conditions of approval as part of the approval of this application request, and as revised through the reconsideration:

- **Applicant to add a pedestrian gate to the fencing at the southern curve area on Main Street.**
- **All lighting on the building and parking areas shall adhere to the Dark Sky requirements of the City.**
- **Hours of operation shall be as follows:**
 - **Monday – Saturday 10am-6 10pm for Milled Olive Retail**
 - **Monday – Saturday 10am-11pm for Wine Bar**
 - **Friday, Saturday & Sunday 9am to 6pm for Farmers Market/~~Food Trucks~~**
 - **Food Trucks – 8am -10pm daily**
 - **Seasonal Concessions 7-days a week until 11pm**
- **Cross-access easements shall be provided to the north and east to provide connection to adjacent uses once properties redevelop. Staff will analyze the need for cross access once uses have been determined to the north and east and evaluate whether the access is warranted. If access is to be provided, any parking that is lost shall not count against the overall parking requirements of this application. Gates for emergency access may be required and will be reviewed by City Staff and the Fire District at that time.**
- **All drainage requirements of the City Engineer shall be met.**
- **~~There shall be no music allowed outside of the buildings until immediate neighboring properties are developed into commercial.~~**
- **Outdoor music for Wine Bar Patio only until 10pm daily.**
- **Event Center shall only have music indoors.**
- **The site plan, with proposed building square footage, as approved on December 5, 2023 is hereby adopted into this approval and shall not be altered without further approval from the City. If the property is sold and/or uses change, a new Certificate of Zoning Compliance (CZC) shall be required.**
- **Any lighting on the proposed water tower/sign shall meet the Dark Sky requirements of the City.**
- **Patrons and employees of the Farmers Market/Food Trucks are allowed to use the restroom facilities at the Wine Bar/Retail business during business hours.**

Conditions of Approval:

1. **All Council required conditions of approval as listed above.**
2. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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/Owner shall work with staff and submit a streetlight design that meets city standards prior to Building Permit being issued.**
4. **A Certificate of Zoning Compliance will be required prior to the start of construction. The applicant shall address detailed building finishes, landscape buffering and other site details at that time.**
5. **A revised site plan, showing the correct parking dimensions shall be submitted to and approved by City Staff, prior to issuing the building permit.**
6. **The Applicant shall provide an updated landscape plan showing the correct number of street trees and landscape materials to Staff for approval prior to issuing a building permit.**
7. The property with the approved application shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. 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.
9. 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.
10. 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 the start of any construction.**
11. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
12. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
13. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
14. Any additional Condition of Approval as required by Staff and City Council.
15. Any Conditions of Approval as required by Star Fire Protection District.

Council Decision:

The Council voted 3-0 to approve the Conditional Use for Milled Olive on December 5, 2023. Council voted 4-0 to approve the Reconsideration on April 16, 2024.

Dated this 7th day of May, 2024.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
STONECREST LIVE/WORK CUP
FILE NO. CU-24-01**

The above-entitled Conditional Use Permit land use application came before the Star City Council for their action on April 16, 2024, 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 Conditional Use Permit for a 10 unit live-work condominium building consisting of commercial and residential uses. The subject property is located at 12550 W. Goldcrest Street, generally located on the south side of Hwy 44 between S. Can Ada Road and S. Ripplerock Avenue. Ada County Parcel No. R8180750930.

B. Application Submittal:

A neighborhood meeting was held on February 15, 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 March 14, 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 March 17, 2024. 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 March 14, 2024. Notice was sent to agencies having jurisdiction in the City of Star on March 8, 2024. The property was posted in accordance with the Star Unified Development Code on April 1, 2024.

D. History of Previous Actions:

September 17, 2019 Council approved the Annexation (AZ-19-06), Planned Unit Development (PUD19-01) and Preliminary Plat (PP-19-01) for the Stonecrest Development to September 17, 2024. The property was zoned from Rural Urban Transition (RUT) to Central Business District (CBD).

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District (CBD-PUD)	Central Business District (CBD)	Vacant
Proposed	Central Business District (CBD-PUD)	Central Business District (CBD)	Live/Work units
North of site	Central Business District (CBD-DA)	Central Business District (CBD)	Norterra Commercial Development
South of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Stonecrest Residential and Live work
East of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Approved Dutch Brothers Coffee
West of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Vacant

F. *Development Features.*

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit to construct a 10 unit live/work condominium building located within the Stonecrest Subdivision. Each single live/work building will be individually owned. Each unit will consist of 1,200 square feet of commercial space on the ground floor and 1,200 square feet upstairs that can be used for living area or additional commercial space. The exact buildout will be determined when each unit is sold. The living area will either be 1 bedroom with an office or 2 bedrooms with a master suite, tiled showers, dual vanities, walk in closets, fireplace, and a patio. Each upstairs unit may have access to the downstairs commercial space, depending on the owner’s preference. The main upstairs access will be from a walkway along Goldcrest Street.

Access will be taken from W. Goldcrest Street off S. Ripplerock Avenue. Parking for the project will be to the west and north of the proposed building. Each residential unit will require one covered and one uncovered parking space with two additional spaces for visitor parking. The commercial space parking demands will depend on the end use of the owner. The most common uses that would be in this type of development require one parking space for every 250 square feet of commercial area. The Applicant needs 10 covered parking spaces and is proposing eleven, with five on the east side of the building and six on the west end of the building. The Applicant is proposing 20 parking spaces on the north of the building. The entire parcel is proposed to contain 64 uncovered parking spaces and the UDC requires 48 total spaces. **These spaces will be shared with other commercial uses in the development and will require cross parking agreements, as stated in the original PUD approval.**

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

The Unified Development Code, Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of twenty-five wide (25') or as required by the fire code, unless the building is thirty feet (30') in height or greater, at which point the drive aisle shall be twenty-six feet (26') wide or as otherwise approved by the Fire District. The Applicant is proposing a twenty-five foot (25') wide drive aisles which satisfies the requirement for minimum drive aisle width.

The applicant has provided exterior elevations and color renderings that will need to be reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for approval.

Section 8-3A-4 of the UDC requires "All setbacks in the CBD . . . zone shall maintain a minimum 15' when adjacent to a residential use or zone." The applicant is not requesting any setback waivers.

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. **The Applicant has provided a landscape plan that appears to meet the code requirements along W. Goldcrest Street for street trees along with the required commercial parking lot requirements.**

The Applicant has provided a parking lot lighting plan for the site. The locations are aligned with code requirements. The lights should match the existing lights currently installed in the development. Building lights shall be reviewed and approved as part of the Design Review/CZC process. All lighting shall be downward facing and Dark Sky like compliant to avoid any fugitive light to the neighboring properties.

H. *On-Site Features:*

- ❖ Areas of Critical Environmental Concern – No known areas.
- ❖ Evidence of Erosion – No known areas.
- ❖ Fish Habitat – No known areas.
- ❖ Mature Trees – None.

- ✧ Riparian Vegetation – None.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – No.
- ✧ 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.
- ✧ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✧ Historical Assets – No historical assets have been observed.
- ✧

I. *Agencies Responding:*

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

ITD	March 19, 2024
DEQ	March 19, 2024
IDWR	March 26, 2024

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

None

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

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:

- 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.

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

A. 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.

B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.

D. 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.

E. 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.

F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.

G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.

H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.

I. The city should encourage assemblage of the smaller properties where appropriate.

J. The "floodway" lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and "Live, Work, Play" ambiance planned for the CBD.

K. Main city service facilities should be located in the CBD and should all be south of State Highway 44 clustered into a "City Services Campus". That includes the City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities.

L. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the CBD and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, should be located to front on Highway 44 or Star Road.

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.

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:

CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-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.

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
Live/Work Multi-Use	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' 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 overhang onto the sidewalk.
2. Zero-Lot-Line 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 as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate 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 of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-5-17: LIVE/WORK UNIT:

General Standards:

1. Live/Work units are allowed in the Mixed Use (MU) and Central Business District (CBD) zoning districts.

2. The commercial component of live/work is intended for use by the following occupations: accountants, architects, artists and artisans, attorneys, computer software and multimedia related professions, consultants, engineers, fashion, florist and greens, designers, hair stylists and barbers, insurance, real estate, one-on-one instructors, or similar uses. The Council may authorize other similar uses using reasonable discretion, as long as such other uses are allowed within the base zone and not otherwise precluded by law.

3. Live/work units must be attached. Residential areas are permitted above the commercial component, to the side or in the rear of the business component.

4. The commercial component shall be primarily operated within the unit, but may be also conducted in the yard, provided it meets all further requirements of this title.

5. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the

other residential units within the development, or other residential units in adjacent developments;

6. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors;

7. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.

8. The commercial component as designated on the floor plan approved through the conditional use permit shall remain commercial and cannot be converted to residential use. The residential component may be converted to a commercial use in the CBD zoning district upon approval of a new application.

8-6A-6: SHORT PLAT PROCESS:

A. Applicability: A subdivision application for a short plat may be processed provided that it meets all of the following conditions:

1. The property is an original lot in a recorded subdivision;
2. The property is not the result of a previous short plat of a lot and/or the property is not the result of an approved parcel division by Ada or Canyon County Development Services;
3. The proposed subdivision does not exceed a total of two (2) lots on a previously platted property or parcel of land;
4. No new public street dedication, or new proposed private street, excluding widening of an existing street, is involved;
5. There are no impacts on the health, safety or general welfare of the city, and the subdivision is in the best interest of the city.

B. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a combined preliminary and final 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.

C. Application Requirements: Applications and fees, in accord with subsection 8-6A-3C, 8-6A-3D and 8-6A-4 of this article shall be submitted.

D. Final Approval Notice: Upon determination by the administrator that the short plat is in conformance with this article, a final approval letter shall be issued.

E. Time Limit and Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:

- a. Cause the property to be surveyed and a record of survey recorded;
- b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
- c. Obtain new tax parcel numbers and street addresses from the county assessor; and
- d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

F. A condominium plat application for any number of lots for property in any district shall be processed as a short plat where all buildings are constructed or have received building permits for construction. A condominium plat amendment for interior alterations or modifications shall be exempt from further review.

8-1B-4E CONDITIONAL USE FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council finds that operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use can be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on April 16, 2024, at which time testimony was heard and the public hearing was closed, and the Council made their decision at that time.

b. Oral testimony regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Chris Todd, Applicant
- Ryan Field, City Assistant Planner

c. 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 conditional use permit 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 proposed land use. Review and discussion included site plan/layout, access and circulation. The Council included Staff recommended conditions of approval to address any concerns. Council concluded that the Applicant’s request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated April 16, 2024 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 the following conditions of approval to their decision to approve the application to include the following:

- Council approves a total of 20 units within this development.

Conditions of Approval:

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant agrees to a proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$10,000.00 (10 residential units only). These fees will be collected by the City of Star, by phase, prior to issuance of the first building permit.**
3. **The applicant shall submit a short plat application for review and approval of the condominium plat.**
4. **The applicant shall provide a recorded shared parking agreement prior to final occupancy of the first unit.**
5. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and “Dark Skies” lighting.
6. **A Certificate of Zoning Compliance will be required prior to issuing a building permit, to include final review and approval of the project by the Design Review Committee.**
7. **The Applicant shall meet all the requirements for the Ada County Highway District (ACHD) prior to certificate of occupancy.**
8. **The Applicant shall provide a letter from the Star Postmaster approving the location of the mailboxes for the new building, prior to issuing certificate of occupancy.**
9. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.

- 10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 11. 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.
- 12. The applicant shall meet all requirements of the Star Sewer and Water District.
- 13. 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.**
- 14. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
- 15. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
- 16. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
- 17. Any additional Condition of Approval as required by Staff and City Council.
Any Conditions of Approval as required by Star Fire Protection District.

Council Decision:

The Council voted 4-0 to approve the Conditional Use for Stonecrest Live-Work on April 16, 2024.

Dated this 7th day of April 2024.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
MARY & JOSEPH WATSON ANNEXATION
AZ-24-03/DA-24-03

The above-entitled Annexation and Development Agreement application came before the Star City Council for their action on April 16, 2024, 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 an Annexation & Zoning (AZ-24-03) and Development Agreement (DA-24-03) for 7.17 acres. The subject property is generally located on the west side of N. Can Ada Road, south of W. New Hope Road. Canyon County Parcel No. R3400101000.

B. Application Submittal:

A neighborhood meeting was held on February 21, 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 March 14, 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 March 19, 2024. 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 March 14, 2024. Notice was sent to agencies having jurisdiction in the City of Star on October 11, 2022. The property was posted in accordance with the Star Unified Development Code on April 1, 2024.

D. History of Previous Actions:

This property does not have any history of land use applications within the City of Star.

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
Proposed	Residential (R-1-DA)	Estate Rural Residential	Agricultural/Single Family Residential
North of site	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
South of site	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
East of site	Residential (R-3-PUD-DA)	Estate Rural Residential	Oliver Estates Subdivision
West of site	AG (County)	Estate Rural Residential	Vacant Ag Land

F. *Development Features.*

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) on 7.71 acres. This zoning district would allow for a maximum residential density of 1 dwelling unit per acre. Staff is recommending that the Council approve a zoning designation of Rural Residential (RR). The property is located in an area that is not currently serviceable with central sewer and water provided by Star Sewer and Water District. The Applicant will be on a personal well and septic system which will require the necessary approvals. The property will be accessed from Stump Lane off of N. Can Ada Road, as it is today. The Applicant may need approval from the HOA to access the private road and may need to be deeded into the maintenance agreement and access for the road. 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 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:

- Zoning District of Rural Residential (RR) vs. Estate Urban Residential (R-1)
- Future Development
- ITD Proportionate Share Fees for all future residences.
- Fire District Requirement for Private Road improvements

H. *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 – Seasonal Irrigation.
- ✪ 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.

City Engineer	March 7, 2024
HD4	March 7, 2024
ITD	March 19, 2024
SWDH	March 12, 2024

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

No public comments have been received.

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Rural Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 2 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.

Rural Residential:

Suitable primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Densities typically range from 1 unit per 2 acres to 1 dwelling units per 5 acres.

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 subdivide in the future.

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:

8-1B-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:

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.

(RR) RURAL-RESIDENTIAL DISTRICT: To provide for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star’s rural feel. Huge manicured “Rural Residential” lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of small-scale crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street sections and a reduction in light pollution (by reducing or eliminating lighting standards) may be offered for a more rural feel. Private streets may be permitted in this district for access to newly subdivided or split property. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department. Easements of at least 20-feet in width shall be provided where determined necessary for the future extension of water and sewer mains. This district does allow for some commercial uses as specified in 8-3A-3.

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

ZONING DISTRICT USES	A	R-R	R
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

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

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-R	35'	30'	30'	20'	20'
R-1	35'	30'	30'	10'	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 overhang onto the sidewalk.
2. Zero-Lot-Line 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 as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-1B-1C: ANNEXATION AND ZONING FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

The Council finds that 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 Rural Residential Districts is primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Densities typically range from 1 unit per 2 acres to 1 dwelling units per 5 acres.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council finds that the rural residential purpose statement states that the purpose of the residential districts is to help to preserve Star's rural feel. Huge manicured "Rural Residential" lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council finds that there is no indication from the material and testimony submitted 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 finds that the City 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 finds this annexation is reasonably necessary for the orderly development of the City.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on April 16, 2024, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Joseph Watson

c. 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 annexation 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 development. Review and discussion included access, zoning designation and ITD Proportionate Shares. The Council placed conditions of approval on the application in the development agreement. Council concluded that the Applicant's request, as conditioned, meets the requirements for annexation. Council hereby incorporates the staff report dated April 16, 2024 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 the following conditions of approval to their decision to approve the application to include the following:

- **Applicant shall be responsible for payment of ITD Proportionate Share for all new residential units.**
- **The applicant shall comply with all requirements of the Star Fire District, including any roadway improvements necessary to access the property.**
- **The property shall be zoned to Rural Residential (RR).**

Council Decision:

The Council voted 4-0 to approve the Annexation and Development Agreement on April 16, 2024.

Dated this 7th day of May 2024.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
STAR FIRE STATION NO. 55
FILE NO. CU-24-02

The above-entitled Conditional Use Permit land use application came before the Star City Council for their action on April 16, 2024, 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 Conditional Use Permit to construct a new Fire Station. The property is located at 9415 W Floating in Star, Idaho, and consists of 2.26 acres. The subject property is generally located on the south side of W. Floating Feather Road, between N. Plummer Road and N. Pollard Road. Ada County Parcel No. R0367631080.

B. Application Submittal:

A neighborhood meeting was held on April 8, 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 March 28, 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 March 31, 2024. 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 March 28, 2024. Notice was sent to agencies having jurisdiction in the City of Star on March 28, 2024. The property was posted in accordance with the Star Unified Development Code on April 5, 2024.

D. History of Previous Actions:

- October 2, 2019 Council approved the preliminary plat for American Star Subdivision (PP-18-02).
- May 3, 2022 Council approved the Final Plat application for Phase 4 of the American Star Subdivision (FP-22-04) to include 116 residential lots, 17 common lots and 1 lot for future Fire Station on 26.55 acres.

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-3)	Future Public Use	Vacant
Proposed	Residential (R-3)	Future Public Use	Fire Station 55
North of site	Residential (R-3)	Estate Urban Residential	LDS Church
South of site	Residential (R-3)	Estate Urban Residential	American Star Subdivision
East of site	Residential (R-3)	Estate Urban Residential	American Star Subdivision
West of site	Residential (R-3)	Estate Urban Residential	American Star Subdivision

F. *Development Features.*

CONDITIONAL USE PERMIT:

The Applicant is seeking approval of a Conditional Use Permit to construct a new fire station in the Star Fire Protection District, to be named Station No. 55. The building is proposed to be approximately 8,400 square feet in size. Access will be taken from W. Floating Feather Road directly to the property. There will be two access points and signs will direct one way traffic as necessary. The Applicant is proposing 32 parking spaces and 17 are required.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep. The proposed site plan calls for eighteen feet (18') deep stalls.

Section 8-4B-2 also states.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The Unified Development Code, Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of twenty-five wide (25') or as required by the fire code, unless the building is thirty feet (30') in height or greater, at which point the drive aisle shall be twenty-six feet (26') wide or as otherwise approved by the Fire District. **The Applicant is proposing a drive aisle on the west side of the building that is less than twenty-five (25') wide. This should be adjusted to a minimum of twenty-five (25') as the building is under thirty feet (30') tall.**

The applicant has provided exterior elevations along with black and white renderings that will need to be reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for approval. Colored renderings will be required for the Design Review process.

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. **The Applicant has not provided a landscape plan and will need to provide one for review during the Design Review process to confirm requirements are met.**

The Applicant has provided a parking lot lighting plan for the site. The locations are aligned with code requirements. The Applicant has not provided a light design/cut sheet and will be required to receive Staff approval on parking lot lighting before building permit issuance. All lighting shall be downward facing and Dark Sky like compliant to avoid any fugitive light to the neighboring properties.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – No.
- ✪ 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.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

I. *Agencies Responding:*

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

ITD	April 8, 2024
DEQ	April 8, 2024

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

None

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.

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.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- 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.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- Projects that hold a residential designation, where the developers would like to provide or dedicate amenities similar to those allowed in the Public Use/Parks/Open Space designation, may transfer unused density from these areas to other areas within the development, as may be approved by the City Council through the Planned Unit Development or Development Agreement processes.
- Where possible, open space should be located to be contiguous to public lands and existing open space areas.
- Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: The most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network.
- Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- Require the conservation and preservation of open spaces and public access to the Boise River and BLM lands and interconnected pathways, open to the public, through new developments.
- The city should work with property owners adjacent to the Boise River to maintain and enhance the river corridor as an amenity for residents and visitors and to obtain public pathway easements and to have pathways constructed. Uses which complement this public access include trails and interpretive signage.
- Common areas in subdivisions should be centrally located for the residents use and should include micro-path connections where feasible.

- Discourage development within the floodplain, excluding within the Riverfront Center area, in which development could mitigate floodplain areas and provide for civic space within the floodway and adjacent areas.
- Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event. Within the Riverfront Center, this floodway area should be developed as civic gathering area, open and park space, with the design allowing for floodwaters to inundate the area without contributing to hazard risk.
- Floodway areas are excluded from being used for calculating residential and development densities.
- Any portion of the floodway developed as a substantially improved wildlife habitat and/or wetlands area that is open to and usable by the public for open space, such as pathways, ball fields, parks, or similar amenities, as may be credited toward the minimum open space required for a development, if approved by the City Council.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Areas over 25% slope are to be “no development” areas except for city approved trails and except where isolated areas of steep slope are located on property where site grading can easily modify the steep slope area for buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation will apply within the area designated “steep slope.”
- Clustering of housing is to be encouraged where needed to preserve hillsides, natural features, and to avoid mass grading of land in areas determined to be preserved.

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.

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:

(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.

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
Public infrastructure; Public utility major, minor and yard (1)	C

Notes:

- 1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.**

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'	7.5' ⁽²⁾	20'
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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 overhang onto the sidewalk.
2. Zero-Lot-Line 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 as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate 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 of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-5-24: 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.

8-1B-4E CONDITIONAL USE FINDINGS:

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.
- 2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose.
- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
The Council finds that operation of the proposed use would be compatible with the other uses in the general area.
- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.
- 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use can be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on April 16, 2024, at which time testimony was heard and the public hearing was closed, and the Council made their decision at that time.

- b. Oral testimony regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Greg Timinsky, Star Fire District
- Ryan Morgan, Star City Engineer

- c. 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 conditional use permit 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 proposed land use. Review and discussion included site plan/layout, access and circulation. The Council included Staff recommended conditions of approval to address any concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated April 16, 2024 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.

Conditions of Approval:

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
3. **Applicant shall submit a revised site plan to address the drive aisle width concern.**
4. **Applicant shall submit a landscaping plan prior to issuance of a certificate of occupancy that meets the requirements of the UDC.**
5. **A Certificate of Zoning Compliance will be required prior to issuing a building permit, to include final review and approval of the project by the Design Review Committee.**
6. **The Applicant shall meet all the requirements for the Ada County Highway District (ACHD) prior to certificate of occupancy.**
7. **The Applicant shall provide a letter from the Star Postmaster approving the location of the mailboxes for the new building, prior to issuing certificate of occupancy.**
8. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. 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.
11. The applicant shall meet all requirements of the Star Sewer and Water District.
12. 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.**
13. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.

- 14. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
- 15. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
- 16. Any additional Condition of Approval as required by Staff and City Council.
- 17. Any Conditions of Approval as required by Star Fire Protection District.

Council Decision:

The Council voted 4-0 to approve the Conditional Use for Star Fire Station No. 55 on April 16, 2024.

Dated this 7th day of April 2024.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: May 7, 2024

FILE(S) #: FP-24-03, Final Plat, River Park Estates Subdivision, Phase 2

REQUEST

Applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 2 consisting of 0 residential lots and 2 common lots on 1.82 acres. The phase is located at the northwest corner of the approved preliminary plat, where Blessinger Road and Landruff Lane meet in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Numbers, R3404500000.

REPRESENTATIVE:

Shadow Jungenberg
C-K Engineering
1300 E. State ST., Ste. 102
Eagle, Idaho 83616

OWNER/APPLICANT:

River Park Investments, LLC
923 W. Bridgewater Place
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Phase 2

Acres - 1.82 acres
Residential Lots - 0
Common Lots - 2

HISTORY

- April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for River Park Estates Subdivision. The preliminary plat was approved for a maximum of 301 single family residential lots.
- April 5, 2022 Council approved the application for Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres.

GENERAL DISCUSSION

The Final Plat layout for River Park Estates Subdivision Phase 2 generally complies with the approved Preliminary Plat.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

The Preliminary Plat submitted indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has requested 5' side yard setbacks for one and two-story homes.

Floodplain: The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

Staff analysis of Final Plat Submittal:

Lot Layout – The final plat for Phase 2 contains part of Landruff Lane and two common lots. Drainage is also located in this area.

Common/Open Space and Amenities

- This is all open space.

Mailbox Clusters – NA for this Phase

Streetlights – The Applicant has provided a street line plan, and staff is supportive of the proposed locations for lights in the development. The applicant has also provided a streetlight cut sheet that meets the requirements of the city.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Street Names – Preliminary approval has been provided by Canyon County Development Services. Not all names on the plat are on the preliminary approval. **Applicant/Owner will need to provide final approval of all street names prior to signature of final plat.**

Subdivision Name – Preliminary approval has been provided by Canyon County Development Services. **Applicant/Owner will need to provide final approval of subdivision name prior to signature of final plat.**

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 proposed landscape plan for Phase 2 appears to satisfy these requirements.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 2, 2024.

April 8, 2024	DEQ	Standard Letter
April 12, 2024	ITD	Email

FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 88 residential lots for a fee of \$57,992 (88 x \$659.00). In lieu of collection proportionate share contributions, ITD will accept the installation of a 520' eastbound right turn lane at Blessinger Road, meeting ITD standards, during the development of Phase 1.**
- 2. City Council added these Conditions of Approval at the Preliminary Plat**
 - Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.

- **Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.**
 - Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
 - Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
 - Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
 - Council approves waiver to block lengths.
3. The property associated with this approved Final 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.
 4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained 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.
 5. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
 6. **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**
 7. **Final approval from Canyon County Development Services for the approved subdivision and street names must be submitted to the city before signature of the final plat.**
 8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
 9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 10. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**

11. 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.
12. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. 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.
15. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, **as approved through waiver by Council.**
16. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
17. **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall construct the greenbelt pathway as part of the subdivision development, during the appropriate phase.**
18. 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.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, **as approved through waiver by Council.**
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, CDH#4 and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. 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.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. **Any requirements as specified by the fire district.**
28. Any additional Conditions of Approval as required by Staff and City Council at the final plat meeting.

COUNCIL DECISION

The Star City Council _____ File # FP-24-03 River Park Estates Subdivision, Phase 2
Final Plat, on _____, 2024.

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 8, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: River Park Subdivision Final Plat Phase 2

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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 Conservations 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.

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,



Aaron Scheff
Regional Administrator

c:

2021AEK

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, April 12, 2024 1:30 PM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - River Park Subdivision Final Plat Phase 2
Attachments: 8-2-21 REVISED River Park Development Condition Memo.pdf

Hello Shawn –

ITD has no comments in reference to the River Park Subdivision Final Plat Phase 2 as long as conditions that were set forth in the attached ITD Development Conditions Memo have been met.

Please let me know if there are any questions.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, April 2, 2024 2:15 PM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@starfirerescue.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.imlach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com; Brian Duran <Brian.Duran@itd.idaho.gov>; anthony.lee@phd3.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; gmprdclerk@gmail.com; gtiminsky@starfirerescue.org; chopper@hwydistrict4.org; Iriccio@hwydistrict4.org
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - River Park Subdivision Final Plat Phase 2



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shawn J. Muth*

MEETING DATE: May 7, 2024
FILE(S) #: FP-24-01, Final Plat, Trident Ridge Subdivision Phase 8

REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phase 8, consisting of 37 residential lots and 5 common lots on 8.46 acres. The phase is located on the east side of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410116, R4830410314, R4830410113.

APPLICANT/REPRESENTATIVE:
Becky Yzagurrie-Ardurra
Ardurra
2471 S. Titanium Place
Meridian, Idaho 83642

OWNER:
Brookfield Holdings (Hayden II) LLC
250 Vesey St., 15th Floor
New York, NY 10281

PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD

Phase 8

Acres - 8.46 acres
Residential Lots - 37
Common Lots - 5

HISTORY

September 4, 2007 Council approved applications for Annexation and Zoning (R-1 & R-3)

- November 21, 2017 Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.
- November 22, 2017 Council visited the proposed development location.
- December 19, 2017 Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
- January 2, 2018 Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of an emergency vehicle access bridge.
- June 4, 2019 Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
- October 6, 2020 Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.
- April 20, 2021 Council approved the Final Plat for Phase 4 (FP-21-05) sitting on 10.56 acres and consisting of 38 residential lots and 2 common lots.
- May 4, 2021 Council approved the Final Plat for Phase 5 (FP-21-06) comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.
- November 15, 2022 Council approved the Final Plat for Phase 6 (FP-22-24) comprised of 19.06 acres and consisting of 55 residential lots and 9 common lots.
- November 21, 2023 Council approved the Final Plat for Phase 7 (FP-23-16) comprised of 13.42 acres consisting of 38 residential lots and 7 common lots.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for phase 8 of Trident Ridge Subdivision consisting of 37 residential lots and 5 common lots on 8.46 acres. After the final phase, phase 8, 316 residential lots will have been approved in final plats. The preliminary plat originally approved 324 residential lots.

The Final Plat layout for Phase 8 generally complies with the approved Preliminary Plat.

In recent discussions with the applicant regarding the dedication of the future park property and construction of a bridge over Farmers Union Ditch, issues with the irrigation district, an adjacent property owner, and the applicants desire to continue the phasing of the development have arisen. Staff and the Mayor have met with the applicant regarding this issue with the discussion that the applicant should move forward with the dedication prior to signature of Phase 5, and that the applicant should provide their share portion of the bridge construction in the amount of \$60,000.00. Once this is completed, the City will work with the District and the Community moving forward, allowing the applicant to complete the development without the park and bridge issues as their responsibility. **Council should discuss the acceptance of this.**

For the eight parking stalls that were requested to be part of the improvements at the end of Wing Road, a condition will be added requiring the completion of the spaces as part of the Phase 8 construction.

The dedication of the park has been delayed by the City and was not part of any of the previous phases. Prior to signature of the final phase 8, the park shall be dedicated, the \$60,000 shall be paid to the City, and the parking area shall be improved.

Original Preliminary Plat Review:

- Site Data:
- Total Acreage of Site – 143.6 acres
- Total Number of Lots – 347 lots
- Total Number of Residential Lots – 324 lots
- Total Number of Common Lots – 23 lots
- Total Number of Commercial Lots – None
- Type of Units – Single Family Units
- Dwelling Units Per Gross Acre – 2.26 Units per acre
- Total Acreage of Common Lots – 64.4 acres
- Percent of Site as Common Area – 45.6%

General Site Design Features:

Landscaping

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

Open Space

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

Street Design.

Public Streets

All new streets are required to meet Ada County Highway District regulations and City of Star requirements. The applicant has agreed to construct all new streets starting in Phase 6 with street widths of 36’ from back of curb to back of curb. The Applicant requested and was granted a waiver of block lengths exceeding 500’ as part of the original approval.

Sidewalks

The Applicant will be required to provide sidewalks throughout the development.

Lighting

Streetlights shall be of the same design throughout the entire development and shall be required to follow the “dark skies” regulations.

Public Park Proposal:

The Applicant intends to develop only the Residential (R3) portion of the subdivision. In the original application approved by the City, the Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City agreed to provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 8 is 4.6 du/acre.

Common/Open Space and Amenities – This phase will include a tot lot and fitness station along with connecting walking paths.

Setbacks – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-3 zone.

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'	5' per story (2)	20'

Streetlights – Streetlight plan/design specifications were previously submitted with the final plat application for previous phases. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Clusters – The Star Postmaster, Mel Norton has provided an approval letter for the mailbox clusters for this development. A letter of approval indicating specific locations has been provided in the original submittal documents for prior phases.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

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.**

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 2, 2024.

April 8, 2024	DEQ	Standard Letter
February 6, 2023	City Engineer	Checklist
February 6, 2023	Star Sewer & Water Dist.	Letter
April 12, 2024	Health Department	Standard Letter

FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

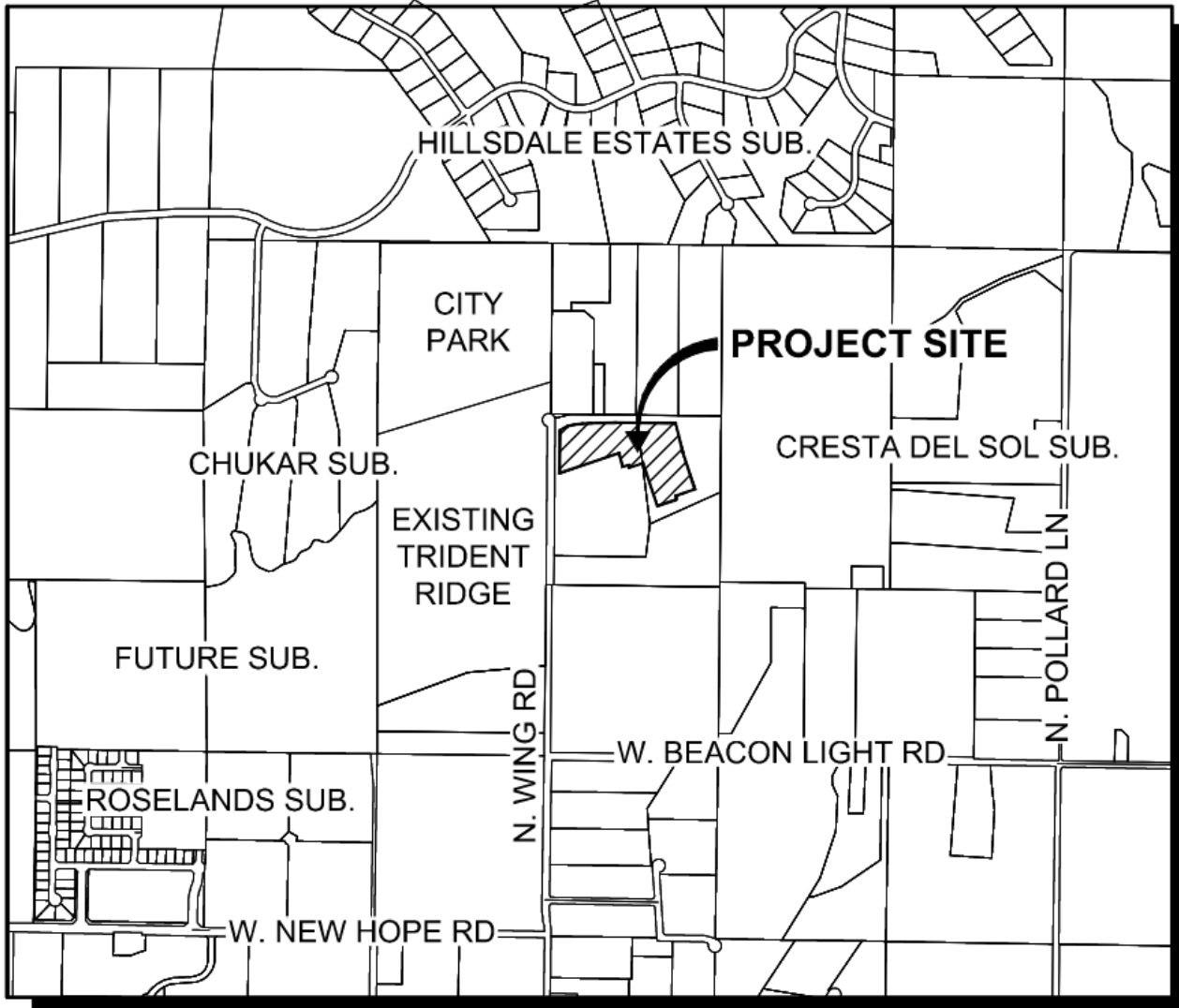
CONDITIONS OF APPROVAL

1. **The applicant shall dedicate the park area and provide the City with a payment of \$60,000.00 for future improvements to the Farmers Union Ditch crossing prior to signature of this final phase of the development. The applicant shall work with City Staff on the transfer and payment.**
2. **The applicant shall complete the parking area improvements prior to signature of the final plat for Phase 8, when Scenic View Drive is completed and the right-of-way for the cul-de-sac of N. Wing Road is vacated.**
3. **All public streets shall be constructed with 36' widths.**
4. The approved Final Plat for Trident Ridge Subdivision Phase 7 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
5. The property associated with this approved Final 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.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained 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.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. 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.
9. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
12. 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.
13. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
14. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
15. 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.
16. A separate sign application is required for any subdivision sign.

- 17. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 18. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 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. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 21. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 22. All common areas shall be 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 copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 25. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 26. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-01 Trident Ridge Subdivision, Final Plat, Phase 8 on _____, ____ 2024.



VICINITY MAP
NOT TO SCALE



February 29, 2024

City of Star
Attn: Ryan Field
Planning and Zoning
P.O. Box 130
Star, ID 83669

RE: Trident Ridge Subdivision No. 8 Final Plat Application

Dear Staff and City Council Members,

Attached for your review is the Final Plat application for Trident Ridge Subdivision No. 8. This plat has been submitted per the City of Star's Zoning Code and the approved preliminary plat of Trident Ridge Subdivision.

Phase 8 of Trident Ridge Subdivision will include 37 single-family residential lots and 3 common lots on 8.46 acres. The gross density for this phase is 4.6 units per acre. Lot sizes range from 5,500 SF to 10,771 SF, with an average lot size of 6,685 SF. The approved open space consists of .97 acres of landscaped common lots accounting for 11% of the phased development area. Amenities in this phase include beautifully landscaped pathways and open space.

Construction of Phase 8 will comply with the approved preliminary plat and conditions of approval. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at BYzaguirre@ardurra.com or at 208-323-2288.

Respectfully,

Becky Yzaguirre
Land Use Planner



03/06/2024 12:45:31 PM

City of Star, Idaho 83669
P: 208-286-7247
Section 5, Item G.

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-01</u>
Date Application Received: <u>03/06/2024</u> Fee Paid: <u>\$2,710.00</u>
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Becky Yzagurrie- Ardurra
 Applicant Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642
 Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

Owner Name: Brookfield Holdings (Hayden II) LLC
 Owner Address: 250 Vesey St, FL 15. New York, New York Zip: 83669
 Phone: (208) 948-7012 Email: escheck@hayden-homes.com

Representative (e.g., architect, engineer, developer):
 Contact: Becky Yzagurrie Firm Name: Ardurra
 Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642
 Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

Property Information:

Subdivision Name: Trident Ridge Phase: 8

Parcel Number(s): R4830410116, R4830410314, R4830410113

Approved Zoning: R-3 Units per acre: 4.6

Total acreage of phase: 8.46 Total number of lots: 41

Residential: 38 Commercial: N/A Industrial: N/A

Common lots: 3 Total acreage of common lots: .97 AC Percentage: 11%

Percent of common space to be used for drainage: 0 Acres: 0

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>37</u>	<u>38</u>
Number of Common Lots:	<u>5</u>	<u>3</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Kosma Road, N. Eleanor Way</u>	<u>N. Silvermound Ave, W. Lady Fern CT, N. Anselmo Way</u>

Amenities: Beautifully landscaped pathways, and open space

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

Subdivision Name: Trident Ridge Subdivision Phase: 8

Special Flood Hazard Area: total acreage N/A number of homes N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: N/A
 FIRM effective date(s): mm/dd/year N/A
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A
 Base Flood Elevation(s): AE N/A.0 ft., etc.: N/A
- 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 (√)
✓	Completed and signed copy of Final Plat Application	BN
✓	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.	BN
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	BN
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
✓	Electronic copy of current recorded warranty deed for the subject property	BN
✓	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 and/or representative is authorized to submit this application.	BN
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
✓	Electronic copy of vicinity map showing the location of the subject property	BN
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
✓	One (1) 11" X 17" paper copy of the Final Plat	BN
✓	Electronic copy of the Final landscape plan**	BN

✓	One (1) 11" X 17" copy of the Final landscape plan	BN Section 5, Item G.
✓	Electronic copy of site grading & drainage plans**	BN
✓	Electronic copy of originally approved Preliminary Plat**	BN
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
N/A	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	BN
✓	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
✓	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

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.*

Boyd G...

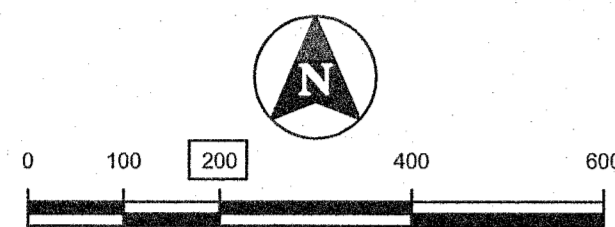
Applicant/Representative Signature

2/29/2024

Date

PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2017



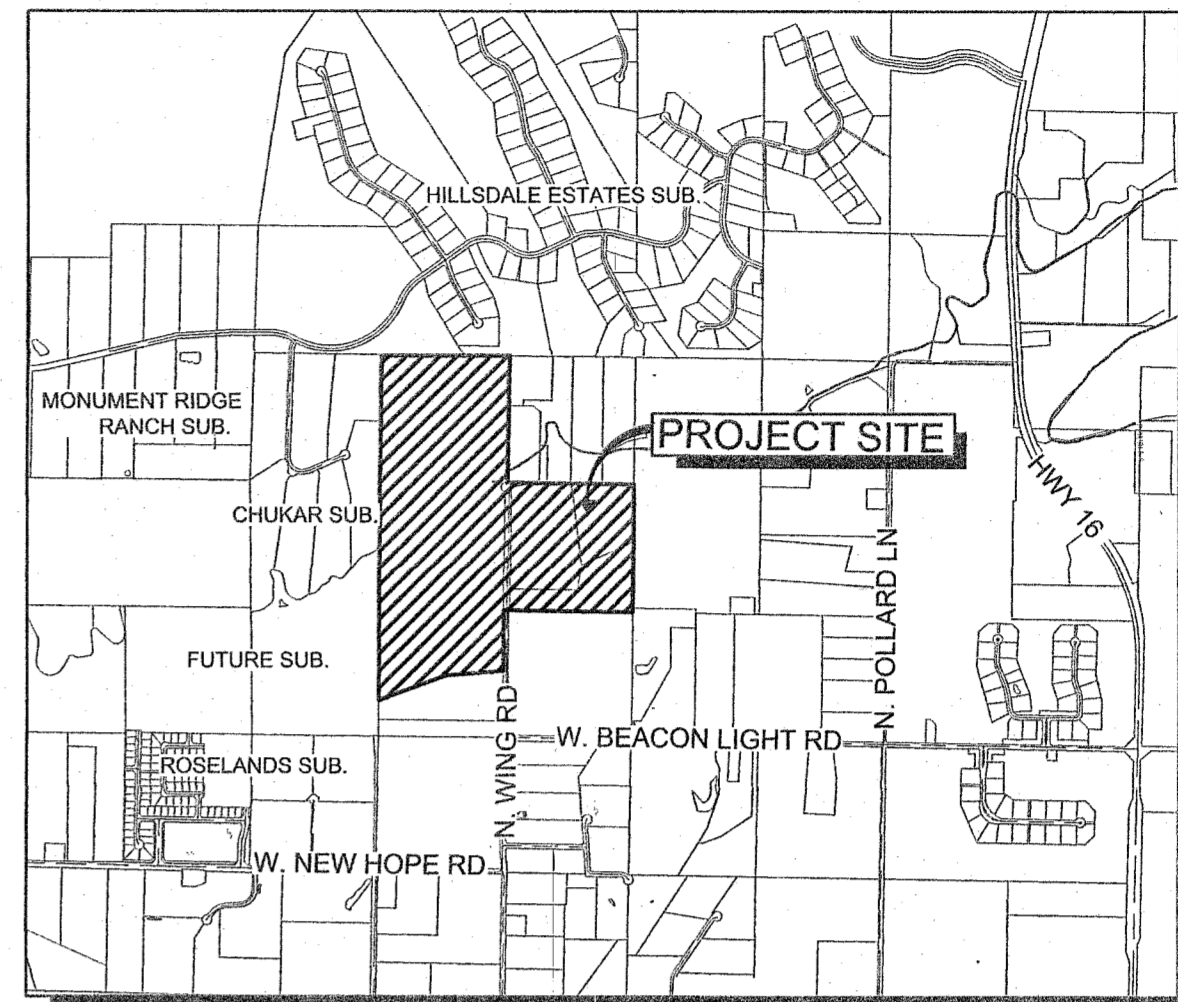
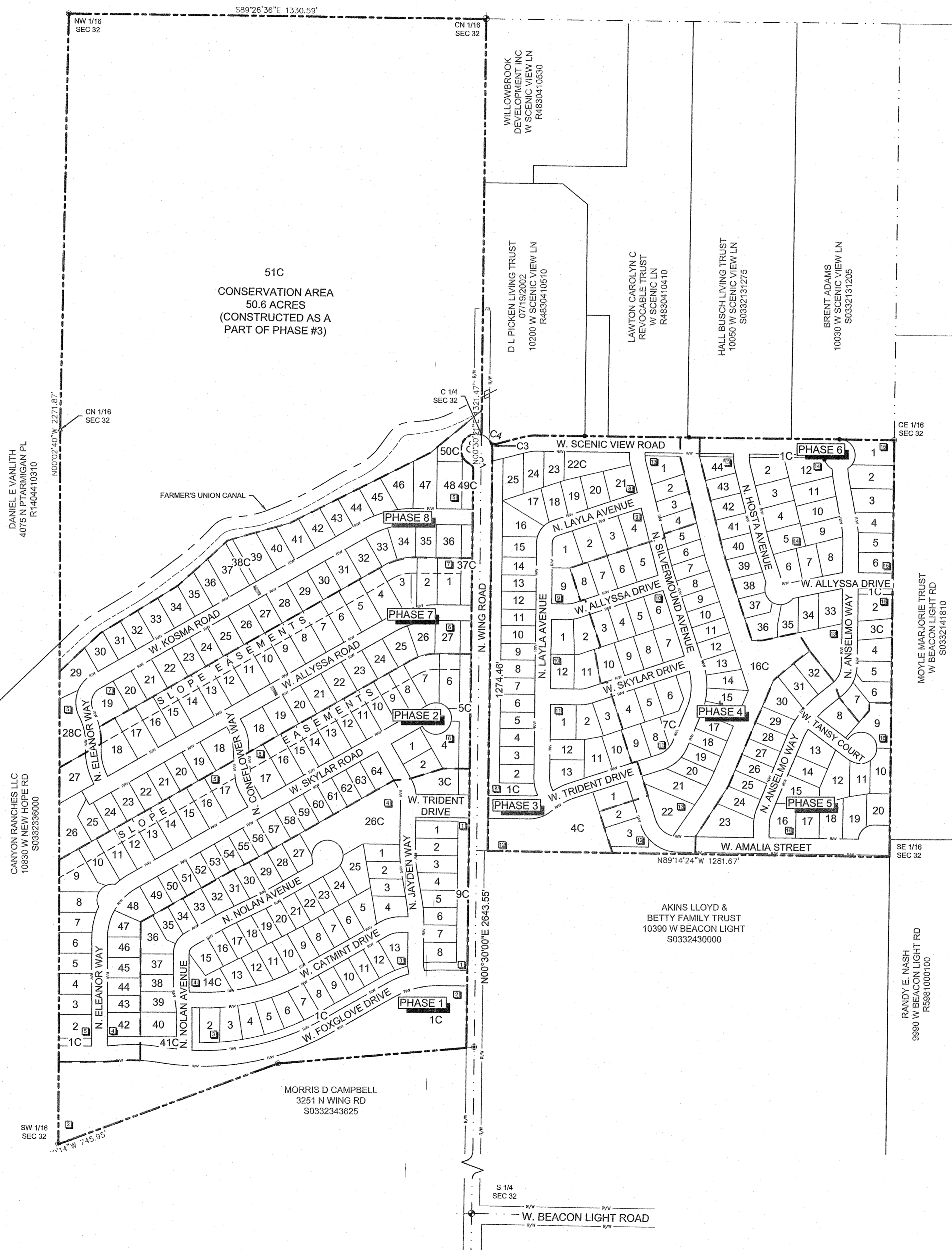
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- PROPOSED PHASE LINE
- ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING GRAVITY IRRIGATION LINE
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN/AREA INLET
- PROPOSED GRAVITY IRRIGATION BOX
- PROPOSED BLOCK NUMBER
- PROPOSED RESIDENTIAL LOT NUMBER
- PROPOSED COMMON LOT NUMBER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.56'	64°37'23"	S31°48'41"E	21.38'
C2	50.00'	116.33'	133°17'56"	S41°18'29"W	91.81'
C3	50.00'	29.03'	33°15'58"	N16°18'40"W	28.62'
C4	20.00'	24.91'	71°21'25"	S68°37'21"E	23.33'



SITE DATA

DEVELOPER/PLANNER
HAYDEN HOMES
TIM MCKWIA
2464 SW GLACIER PL, SUITE 110
REDMOND, OR 97756
(800)923-6607

OWNER
FIRST SECURITY CORPORATION
401 W. FRONT STREET
BOISE, ID 83702

ENGINEER
T-O ENGINEERS
JOHN CARPENTER, PE
332 N. BROADMORE WAY SUITE 101
NAMPA, ID 83687
(208) 442-6300

SURVEYOR
T-O ENGINEERS
ROB O'MALLEY, PLS
332 N. BROADMORE WAY SUITE 101
NAMPA, ID 83687
(208) 442-6300

ACREAGE SUMMARY
TOTAL = 141.36 AC (EXCLUDE WING ROAD)
ZONE R-1 = 50.60 AC
ZONE R-3 = 90.76 AC

TOTAL = 143.6 AC (INCLUDE N WING ROAD)
WING ROAD = 2.24 AC

OPEN SPACE PROVIDED = 64.40 AC (45.56%)

ZONING
EXISTING R-1 (CONSERVATION LOT 31C):
LOW DENSITY RESIDENTIAL DISTRICT
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

SETBACKS
R-3:
FRONT LIVING = 15'
FRONT GARAGE = 20'
REAR = 15'
INTERIOR = 5' PLUS 5' FOR EACH STORY
STREET SIDE - LOCAL = 20'
LANDSCAPE BUFFER
COLLECTOR STREET = 35'
ENTRY WAY = 40'

ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT

SEWER AND WATER PROVIDER
STAR SEWER AND WATER

FIRE DISTRICT
STAR FIRE PROTECTION DISTRICT

IRRIGATION DISTRICT
FARMER'S UNION DITCH CO LTD

PHASE SUMMARY

PHASE	NUMBER OF LOTS
1	56
2	54
3	44
4	36
5	23
6	34
7	38
8	37
TOTAL	324

- ### SHEET INDEX
- TITLE SHEET
 - LOT DIMENSION (WEST SIDE)
 - LOT DIMENSION (EAST SIDE)
 - UTILITY OVERVIEW
 - GRADING PLAN (CONSERVATION LOT)
 - UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
 - UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)

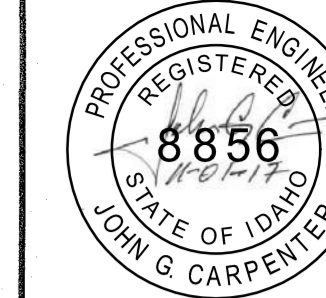
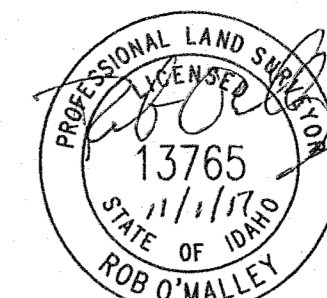
AREA AND LOT SUMMARY

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)	% OF TOTAL
RESIDENTIAL	324	324	56.92	39.64%
COMMON	23	N/A	64.40	44.85%
PUBLIC ROADWAYS	N/A	N/A	20.04	13.96%
N. WING ROAD	N/A	N/A	2.24	1.55%
TOTAL	347	324	143.60	100%
PROPOSED DENSITY	2.26			

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: NOVEMBER 1, 2017
PROJECT: 160245

SHEET 1 OF 11

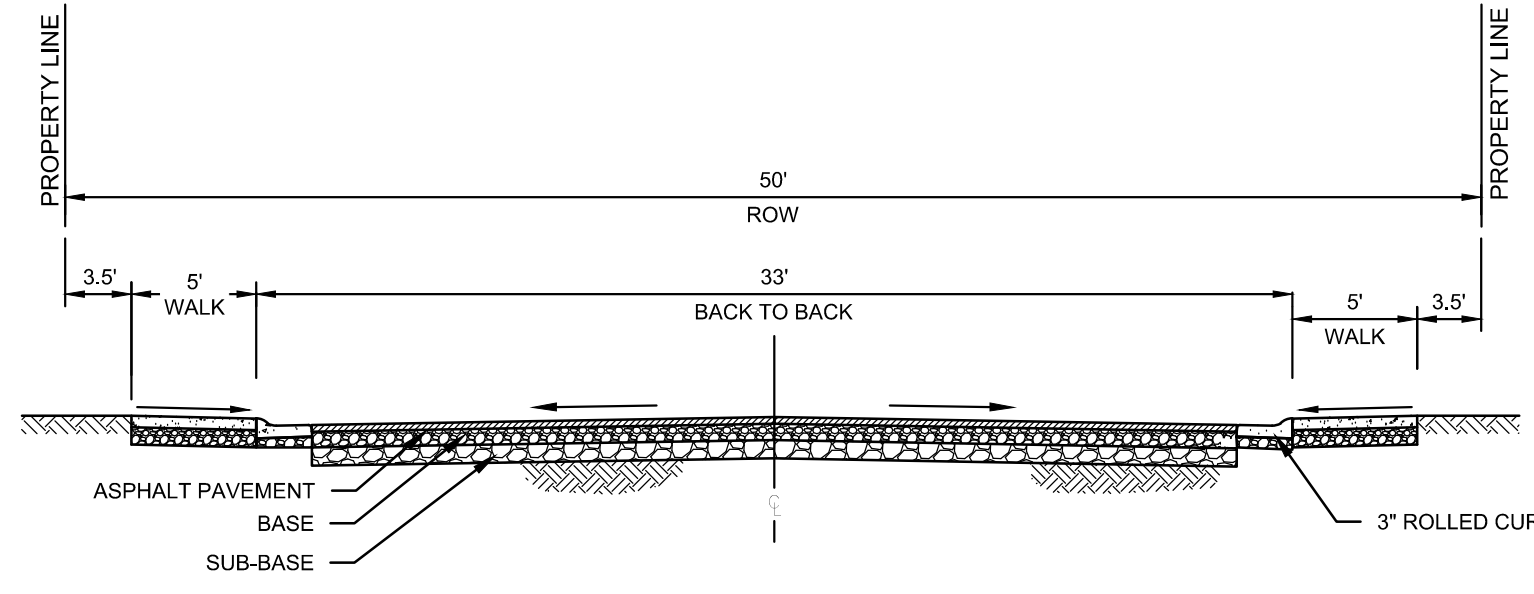


E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160245-C-BM	K. KEITH	K. KEITH	K. KEITH	J. CARPENTER

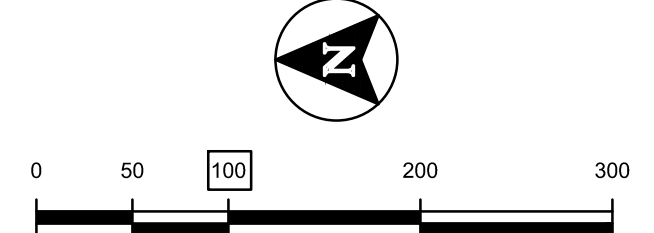
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 923-2388
FAX: (208) 923-2389
COBERT@T-OENGINEERS.COM
OFFICES ALSO IN:
NAMPA, IDAHO
SPOKANE, WA
BOISE, IDAHO

PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

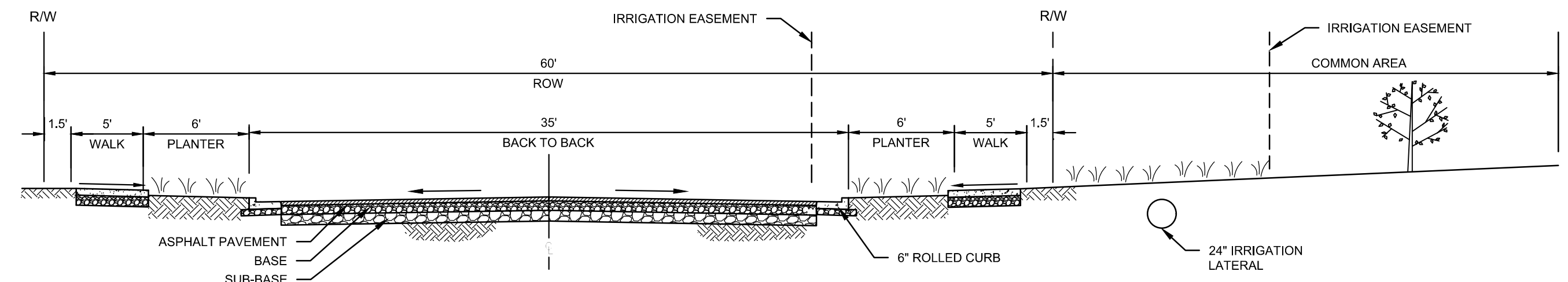


50' RIGHT-OF-WAY REDUCED WIDTH LOCAL ROAD



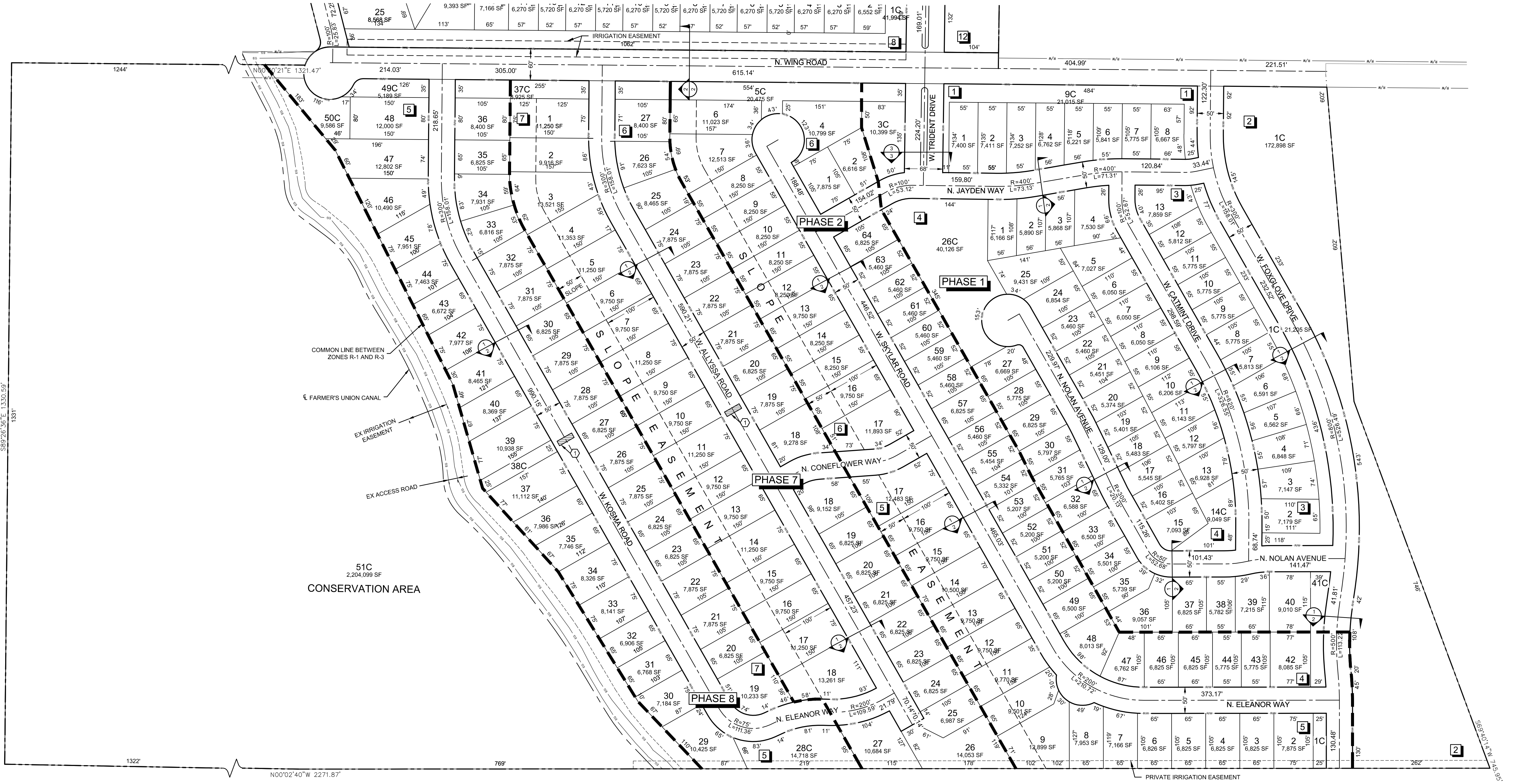
KEY NOTES

① TRAFFIC CALMING PER ACHD SECTION 7207.3. CONTRACTOR TO COORDINATE STAMPED CONCRETE COLOR AND STYLE WITH OWNER



60' RIGHT-OF-WAY ROAD SECTION (N. WING RD)

SEE SHEET 3



FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160245-C-RM	K. KEITH	K. KEITH	J. CARPENTER	J. CARPENTER
DATE				
REVISIONS				
NO.				

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642-6703
 PHONE: (208) 323-2288
 FAX: (208) 323-2389
 CO-OWNER: J. ALLEN, IDAHO
 CO-OWNER: WA. SPOKANE, WA.
 OFFICES ALSO IN: BOISE, IDAHO

PRELIMINARY PLAT FOR:
TRIDENT RIDGE SUBDIVISION
 LOT DIMENSIONS (WEST SIDE)

ATTENTION: 1
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: NOVEMBER 1, 2017
 PROJECT: 160245

SHEET 2 OF 11

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 L:\160245\ACAD\DWG\SHEETS\PRELIMINARY\PLAT\160245 DIMENSION.DWG, 11/1/2017



FILE NAME	DATE	REVISIONS
160245-C-BM		
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642-5703
 PHONE: (208) 323-2288
 FAX: (208) 323-2289
 COEUR D'ALENE, IDAHO
 SPOKANE, WA
 BOISE, IDAHO

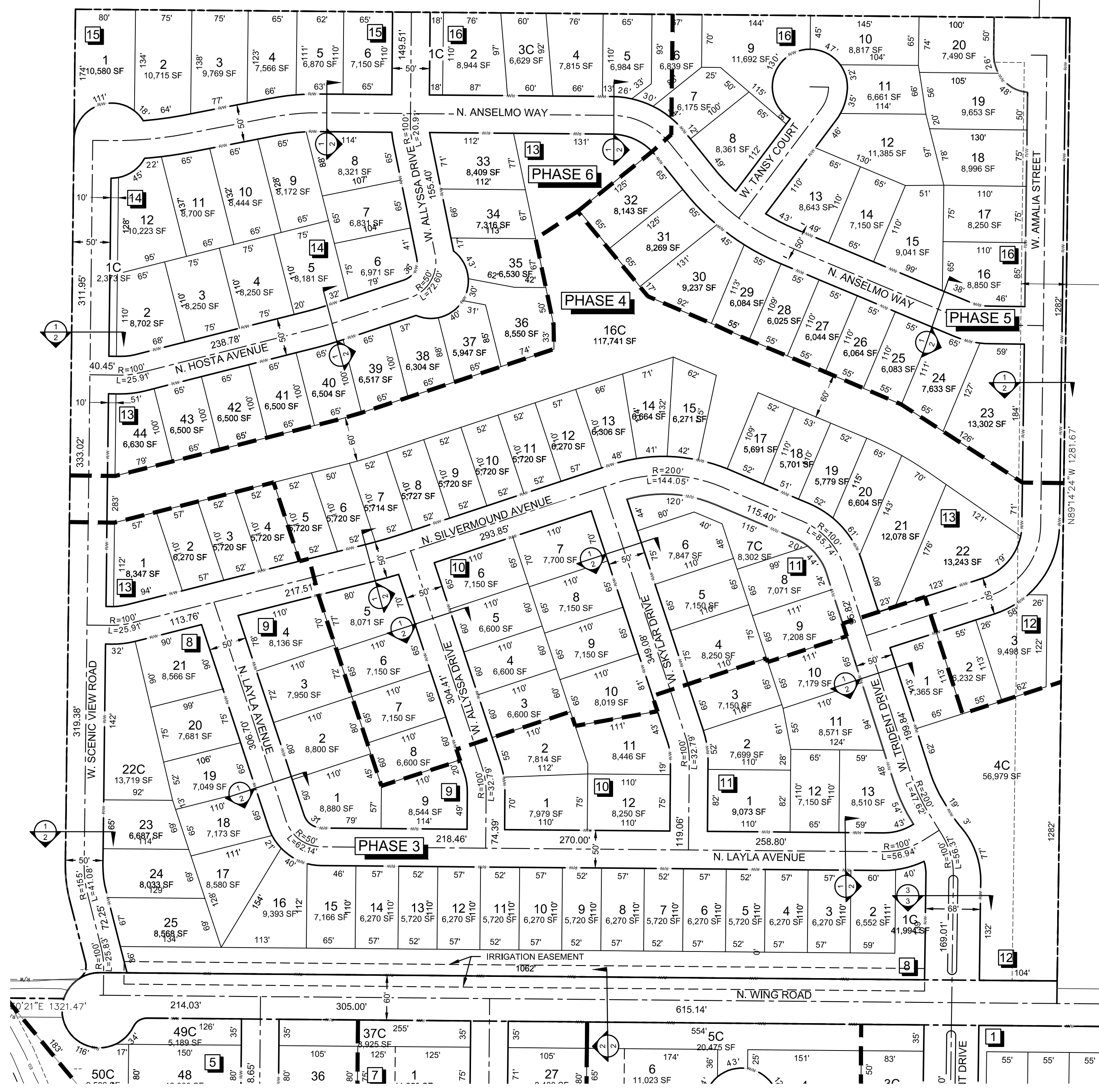
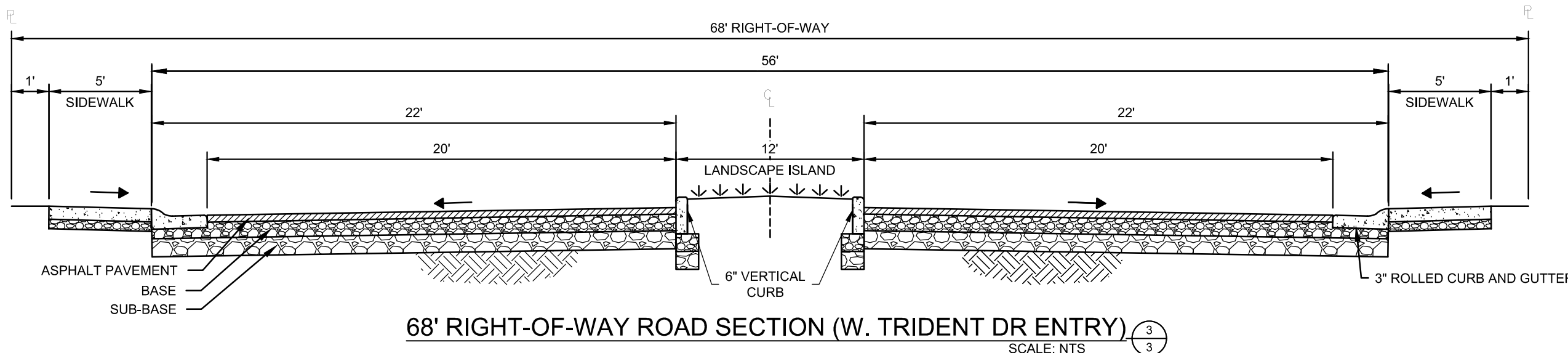
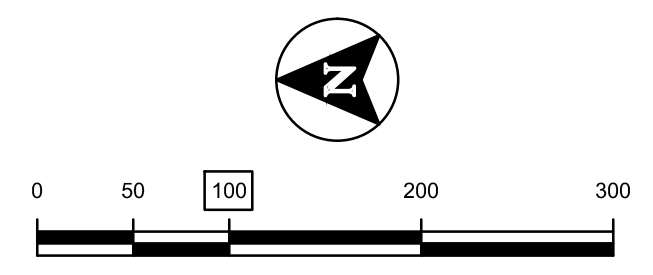
PRELIMINARY PLAT FOR:
TRIDENT RIDGE SUBDIVISION
 LOT DIMENSIONS (EAST SIDE)

ATTENTION: 1
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: NOVEMBER 1, 2017
 PROJECT: 160245

SHEET 3 OF 11

PRELIMINARY PLAT FOR
TRIDENT RIDGE SUBDIVISION



60' EXISTING INGRESS, EGRESS AND UTILITIES EASEMENT
 INST. NO 112093600.
 PROPOSED TO BE RELOCATED TO W. TRIDENT DRIVE AND W. AMALIA STREET

SEE SHEET 2

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L:\160245_34\ACAD\DWG\DWG\PRELIMINARY PLAT\160245 DIMENSION.DWG, 11/1/2017

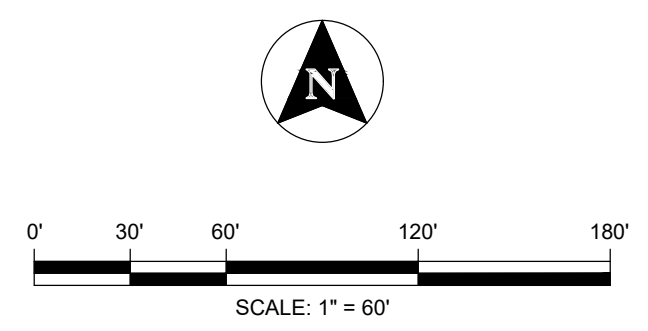
TRIDENT RIDGE SUBDIVISION NO. 8

A RE-SUBDIVISION OF A PORTION OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION
LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2024

KARMA CREST ESTATES SUBDIVISION

UNPLATTED

CP&F INST. NO.
2023-063324
CE1/16



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY / LOT LINE
	CENTERLINE
	EASEMENT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, PLS 13765 OR AS NOTED
	SET 5/8" REBAR, PLS 13765
	SET 1/2" REBAR, PLS 13765
	LOT NUMBER
	BLOCK NUMBER

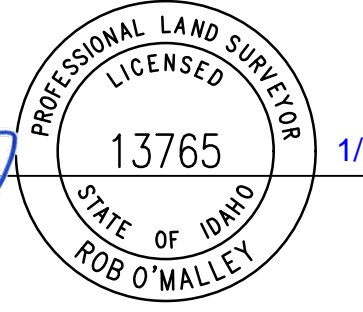
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE PORTIONS OF PARCELS "A", "B", AND "C" OF KARMA CREST SUBDIVISION ORIGINALLY RECORDED IN BOOK 60, PAGE 6037-6039 OF PLATS, OFFICIAL RECORDS OF ADA COUNTY, IDAHO; LOTS 1, 2, AND 3, BLOCK 1 OF SAID SUBDIVISION HAVING BEEN RECONFIGURED PER RECORD OF SURVEY NO.12165, RECORDED 01/10/2020, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

THE ORIGINAL CORNERS PER SAID PLAT AND RECORD OF SURVEY WERE FOUND IN GOOD CONDITION AND IN THEIR TRUE POSITIONS.

TRIDENT RIDGE
SUBDIVISION NO. 7

Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765
 1/9/24



332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

SHEET NO. 1 OF 4

210398-V-FP.DWG

C1/4
CP&F INST. NO.
2019-113631

N. WING ROAD
BASIS OF BEARING
N00°30'00"E 2643.55'

POINT OF BEGINNING
S89°30'00"E 72.00'
866.05'
CP&F INST. NO.
2024-
CS1/16

CP&F INST. NO.
2023-016176
32 1/4
5 COR T.5.N. R.1.W. BM
T.4.N. R.1.W. BM

W. BEACON LIGHT ROAD

TRIDENT RIDGE SUBDIVISION NO. 8

NOTES

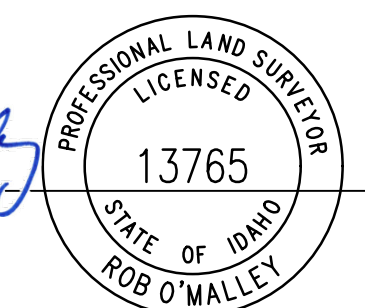
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMER'S UNION DITCH CO. LTD, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
- LOT 11, BLOCK 12; LOT 25, BLOCK 12; AND LOT 32, BLOCK 13; ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION. SAID LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°58'02"W	8.42'
L2	N88°20'56"E	34.67'
L3	S18°17'20"E	15.11'
L4	S14°10'54"E	19.20'
L5	S75°49'06"W	50.00'
L6	S18°17'20"E	22.95'
L7	S00°40'19"W	1.82'
L8	N89°18'28"W	14.85'
L9	S61°40'38"E	30.20'
L10	S34°22'51"W	7.84'
L11	S34°22'51"W	24.39'
L12	S14°10'54"E	48.32'
L13	S50°36'20"E	14.16'
L14	S44°19'17"E	17.25'
L15	S14°10'54"E	18.32'
L16	N45°41'13"E	15.81'
L17	N52°25'39"E	13.29'
L18	N88°20'56"E	34.67'
L19	S89°19'41"E	37.78'
L20	S89°19'41"E	36.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S89°19'41"E	36.77'
L22	N71°42'40"E	25.00'
L23	N71°42'40"E	25.00'
L24	N75°49'06"E	25.00'
L25	N75°49'06"E	25.00'
L26	N88°20'56"E	10.03'
L27	N14°10'54"W	13.25'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	75.00'	15.21'	11°37'10"	S24°09'45"E	15.18'	
C2	100.00'	11.64'	6°40'01"	S10°50'53"E	11.63'	
C3	100.00'	25.92'	14°51'13"	S6°45'18"E	25.85'	
C4	345.00'	24.73'	4°06'26"	S16°14'07"E	24.73'	
C5	125.00'	7.74'	3°32'55"	S12°24'26"E	7.74'	
C6	20.00'	24.79'	71°01'17"	S71°17'09"E	23.23'	
C7	57.00'	29.93'	30°04'52"	N49°39'44"W	29.58'	
C8	57.00'	114.68'	115°16'22"	S57°39'39"W	96.29'	
C9	57.00'	80.72'	81°08'31"	S40°32'47"E	74.14'	
C10	57.00'	54.64'	54°55'42"	N71°25'06"E	52.58'	
C11	20.00'	10.09'	28°53'41"	S57°16'52"W	9.98'	
C12	470.00'	3.07'	0°22'27"	S14°22'07"E	3.07'	
C13	470.00'	30.62'	3°43'59"	S16°25'20"E	30.62'	
C14	370.00'	23.45'	3°37'55"	S16°28'22"E	23.45'	
C15	370.00'	3.07'	0°28'31"	S14°25'09"E	3.07'	
C16	125.00'	22.02'	10°05'28"	S9°08'10"E	21.99'	
C17	75.00'	10.06'	7°41'15"	S10°20'17"E	10.06'	
C18	320.00'	22.94'	4°06'26"	S16°14'07"E	22.93'	

Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765
 1/9/24



ARDURRA
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83687
 208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 2 OF 4

TRIDENT RIDGE SUBDIVISION NO. 8

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PORTION OF PARCELS "A", "B", AND "C" OF KARMA CREST SUBDIVISION ORIGINALLY RECORDED IN BOOK 60, PAGE 6037-6039 OF PLATS, OFFICIAL RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING CENTER SOUTH 1/16 CORNER OF SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID NW1/4 OF THE SE1/4,

A. N.00°30'00"E., 866.05 FEET; THENCE, B.S.89°30'00"E., 72.00 FEET ALONG THE BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 7 TO THE POINT OF BEGINNING;

1. N.00°30'00"E., 301.31 FEET; THENCE,

2. N.47°21'53"E., 76.84 FEET; THENCE,

3. S.88°56'29"E., 65.71 FEET; THENCE,

4. N.84°43'27"E., 261.00 FEET; THENCE,

5. N.13°58'02"W., 8.42 FEET; THENCE,

6. N.88°20'56"E., 44.70 FEET; THENCE,

7. S.89°19'41"E., 470.03 FEET; THENCE,

8. S.14°10'54"E., 235.39 FEET; THENCE,

9. S.18°17'20"E., 292.99 FEET; THENCE,

10. S.71°42'40"W., 160.00 FEET; THENCE,

11. S.18°17'20"E., 15.11 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT,

12. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 15.21 FEET, THROUGH A CENTRAL ANGLE OF 11°37'10" AND A LONG CHORD WHICH BEARS S.24°09'45"E., 15.18 FEET; THENCE, NON-TANGENT FROM SAID CURVE,

13. S.71°42'40"W., 161.10 FEET; THENCE LEAVING SAID BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 7 AND ALONG THE BOUNDARY OF TRIDENT RIDGE SUBDIVISION NO. 6,

14. N.18°03'36"W., 347.86 FEET; THENCE,

15. S.72°17'37"W., 111.10 FEET; THENCE,

16. N.14°10'54"W., 19.20 FEET; THENCE,

17. S.75°49'06"W., 50.00 FEET; THENCE,

18. N.14°10'54"W., 107.38 FEET; THENCE,

19. S.71°41'55"W., 484.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.46 ACRES, MORE OR LESS.

By: _____
DENNIS P MURPHY, MANAGER, HAYDEN HOMES IDAHO, LLC.

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS P MURPHY, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF HAYDEN HOMES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

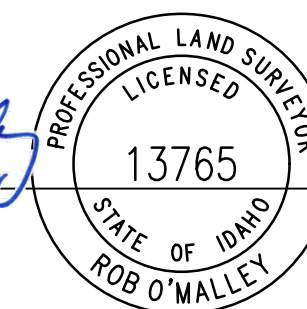
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY 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 HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



1/9/24

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 3 OF 4

TRIDENT RIDGE SUBDIVISION NO. 8

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT

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.

COUNTY TREASURER

DATE

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

DATE

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

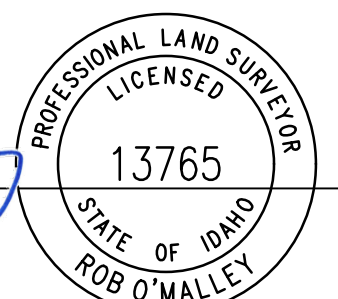
EX OFFICIO RECORDER

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK ~ STAR, IDAHO

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765
1/9/24



ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 4 OF 4

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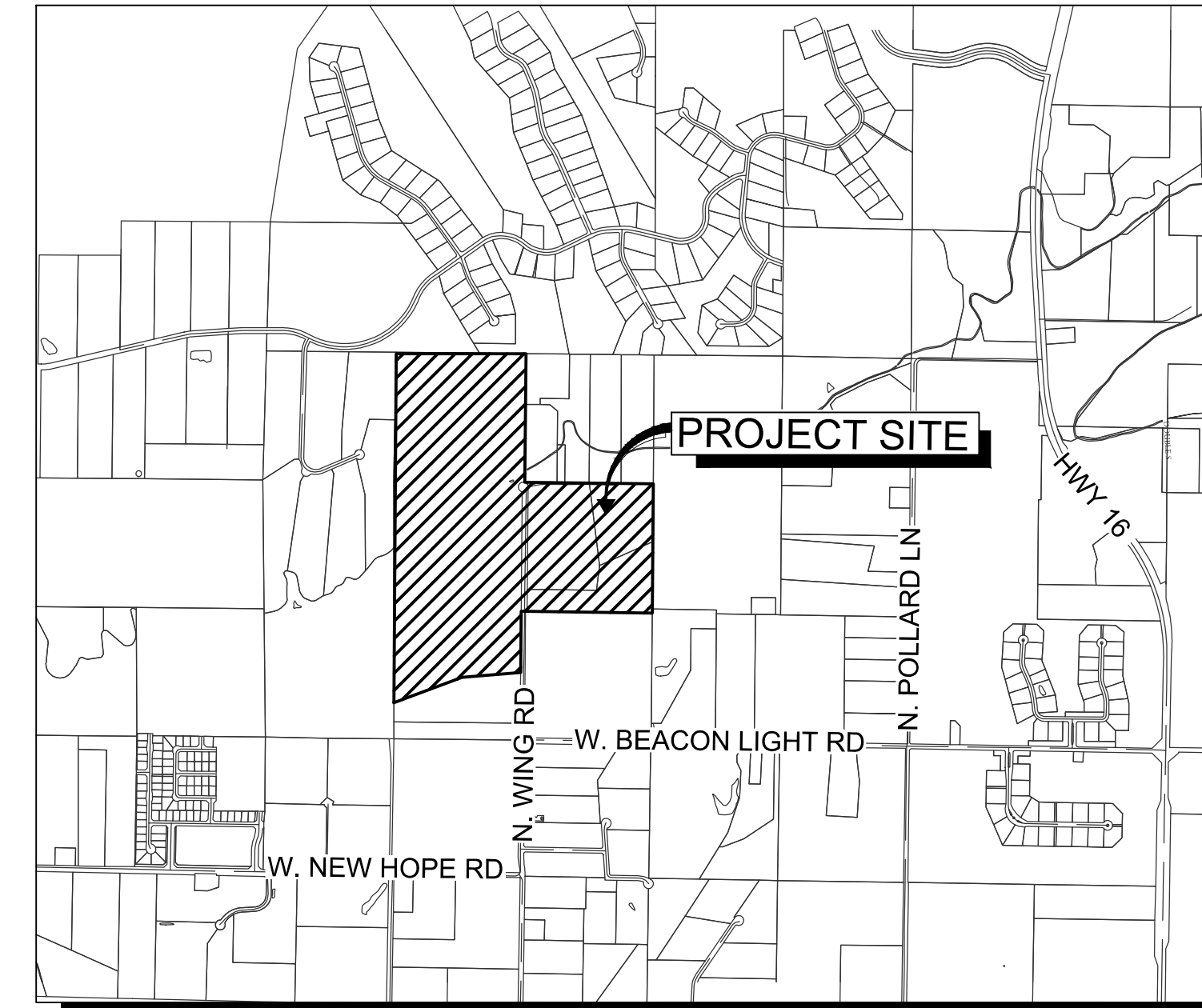
LANDSCAPE NOTES:

- ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPPWC (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2013, AND CITY OF STAR, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
- ALL STRUCTURES, SITE IMPROVEMENTS AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED. CALL DIG-A-LINE 1-800-342-1585 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACE AT CONTRACTOR'S EXPENSE.
- COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR PAVING, UTILITIES AND GRADING INFORMATION.
- PREPARE SITE FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 3".
- ALL LAWN AREAS SHALL HAVE MIN 6" OF TOPSOIL AND AND FILL TREE PITS WITH TOPSOIL. TOPSOIL SHALL BE FRIABLE LOAM, PH RANGE 5.5 TO 7, A MINIMUM OF 5% ORGANIC MATERIAL, FREE OF STONES 1 INCH OR LARGER OR ANY OTHER EXTRANEIOUS MATERIALS. IT IS ACCEPTABLE TO AMEND NATIVE SOILS TO MEET THIS TOPSOIL SPECIFICATION IF SOIL TEXTURE IS LOAMY.
- FINE GRADE TO ELEVATIONS SET BY ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO ENGINEER'S PLANS FOR GRADING INFORMATION.
- SURFACE WATER DRAINAGE IS TO BE CONTAINED WITHIN EACH LOT UNLESS EXPRESSLY ALLOWED OTHERWISE BY APPROVED ENGINEERING PLANS.
- IF WORK IS IN THE SPRING, BETWEEN THE MONTHS MARCH TO MAY, THEN APPLY PRE-EMERGANT TO ALL NON-PAVED LANDSCAPE AREAS, EXCEPT AREAS RECEIVING GRASS SOD, PRIOR TO PLANTING.
- BERMING AND GRADING AS SHOWN ON PLANS SHALL HAVE GRADUAL TRANSITIONS TO EXISTING OR ENGINEER PROPOSED GRADES. GRADING SHALL NOT CHANGE FLOW OR DIRECTION OF SURFACE DRAINAGE SWALES AS SHOWN ON ENGINEERS PLANS.
- ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
- LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS AND EVEN GRADES.
- CONTRACTOR RESPONSIBLE FOR KEEPING LANDSCAPED AREAS CLEAN. REMOVE ALL DEBRIS, SPOILS AND TRASH FROM SITE FOR DISPOSAL AT APPROVED LANDFILL OR WASTE DISPOSAL SITE.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY BY OWNER'S REPRESENTATIVE, WILL BE REJECTED.
- INSTALL ONLY SPECIFIED PLANTS. PLANT SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT. UNAPPROVED PLANT SUBSTITUTES WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD (ADA COUNTY HIGHWAY DISTRICT) STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- TREES SHALL NOT BE PLANTED WITHIN CLEAR VISION TRIANGLES.
- NO TREES SHALL BE PLACED WITHIN 50' OF STOP SIGN.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING A THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL IMMEDIATELY WITH SAME TYPE AND SIZE AT NO COST TO THE OWNER.
- ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM OPERATED BY ONE CONTROLLER, AND DESIGNED WITH HYDRO-ZONES THAT FUNCTION WELL WITHIN THE WATER SERVICE PROVIDED FOR HEALTHY GROWTH OF PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
 - COVERAGE FOR DIFFERENT HYDROZONES:
 - LAWN AND GRASS AREAS - MP ROTOR SPRINKLERS AND / OR ROTORS WITH 100% DOUBLE COVERAGE.
 - PLANTING BEDS - DRIP IRRIGATION.
 - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 - SEPARATE HYDROZONES SHALL BE USED FOR LAWNS AND TREES/SHRUBS/GROUND COVER AREAS.
 - SPRINKLERS SHALL NOT OVERSPRAY ONTO IMPERVIOUS SURFACES, BUILDING OR STRUCTURES IN CALM WIND CONDITIONS.
- IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR ALL SLEEVES THAT NEED TO BE INSTALLED TO ALLOW EFFICIENT IRRIGATION PIPING.
- IRRIGATION CONTROLLERS SHALL BE PEDESTAL MOUNTED IN PLANTING BEDS. CONTROLLER LOCATIONS SHALL BE EASILY ACCESSIBLE, BUT VISIBLY DISCRETE.

PLANT SCHEDULE PHASE 8

CLASS II	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE	2" CAL.	B&B	3	II	40'X25'	2
	BETULA NIGRA / RIVER BIRCH	2" CAL.	B&B	1	II	40'X40'	2
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL.	B&B	2	II	50'X35'	4
	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	2" CAL.	B&B	1	II	50'X35'	6
CLASS III TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	SALIX BABYLONICA / WEEPING WILLOW	2" CAL.		4	III	50'X35'	2
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	PINUS NIGRA / AUSTRIAN BLACK PINE	6'-7' HT.	B&B	2	EVERGREEN	60'X30'	4
CLASS I TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	2	I	30'X25'	1
	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" CAL.	B&B	2	I	20'X20'	3
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B	1	I	25'X20'	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD	2-3 GAL.	POT	1	SHRUB	4'X4'	7
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2-3 GAL.	POT	2	SHRUB	8' X 6'	2
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA	2-3 GAL.	POT	1	SHRUB	8' X 6'	10
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	2-3 GAL.	POT	1	SHRUB	3'X3'	7
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	2-3 GAL.	POT	2	SHRUB	6'X6'	6
GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	POT	1	ORN GRASS	3'X3'	2
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	POT	1	ORN GRASS	2'X2'	4

NOTES
 1. SEE GENERAL LANDSCAPE NOTES, THIS SHEET. ALSO SEE SHEETS L4 FOR PLANTING DETAILS
 2. WATER ZONES SHOWN IN THE MINIMUM NUMBER OF IRRIGATION APPLICATIONS PER MONTH REQUIRED FOR HEALTHY GROWTH (SEE BOISE PARKS AND RECS WATER CONSERVATION GUIDELINES AND SALT LAKE CITY HYDROZONE SCHDL. 2013)



PROJECT LOCATION
NTS

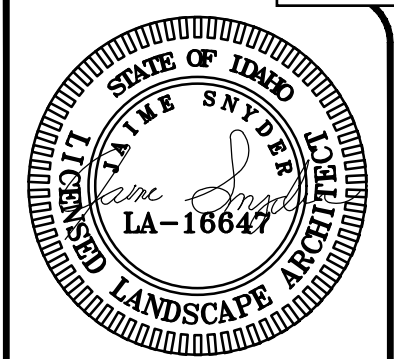
DEVELOPER/APPLICANT
 HAYDEN HOMES
 Contact: Tim Mokwa
 1406 N. Main Street, Suite 109
 Meridian, ID 83642
 1-800-923-6607

LANDSCAPE ARCHITECT
 T-O ENGINEERS
 Jaime Snyder, LA
 2471 W. Titanium Place
 Meridian, ID 83642
 (208) 323-2288

811 CALL BEFORE YOU DIG!
 CALL DIGLINE INC.
 PRIOR TO COMMENCING UNDERGROUND WORK
 DIAL: 811

NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

SHEET	SHEET NAME
L1.00	Cover Sheet
L2.00	Landscape Material & Layout Plan
L3.00	Overall Planting Plan
L3.10	Planting Plan - Area One
L3.20	Planting Plan - Area Two
L4.00	Details



NO.	REVISIONS DESCRIPTION	DATE
	DESIGNED	22/3/24
	DRAWN	N. POWRELL
	CHECKED	N. POWRELL
	APPROVED	J. SNYDER

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 W. TITANIUM PLACE
 MERIDIAN, IDAHO 83642
 WWW.T-OENGINEERS.COM
 PHONE: (208) 323-2288
 BOISE • CODY • COEUR D'ALENE • HEBER CITY
 MERIDIAN • NAPA • SPOKANE

CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
 COVER SHEET

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

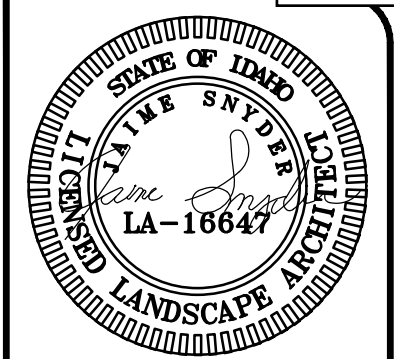
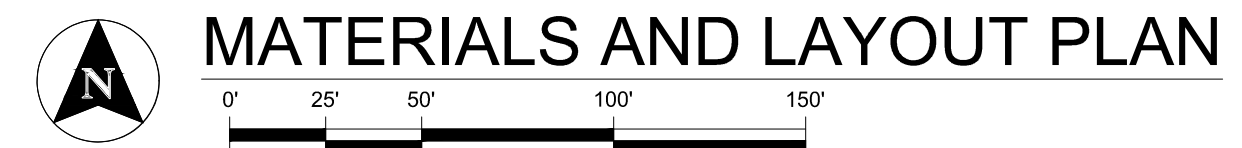
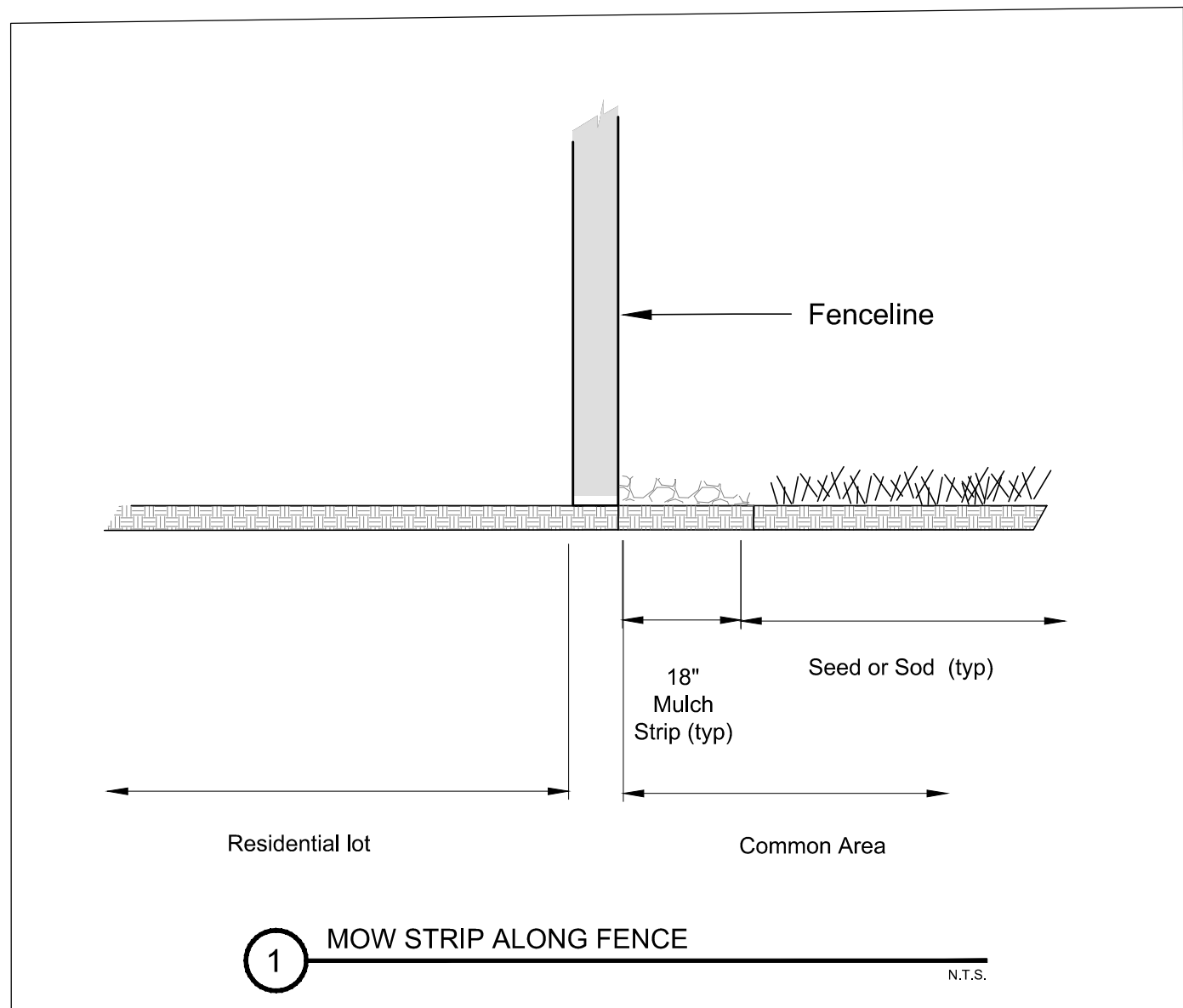
DATE: September 19, 2022
 PROJECT: 210398
 SHEET: **L1.0**

LANDSCAPE MATERIALS SCHEDULE

Key	Material	Description	Qty	Notes/Remarks
	Planter Beds	3/4" crushed rock mulch (brown and tan) and plants per planting plan	10,414 sq ft	Planter areas shall have 4" topsoil and be irrigated with pressurized, automatically controlled, irrigation system. Mulch all areas not designated as lawn. 2.5" deep rock mulch throughout. Quantity does not include tree ring beds.
	Lawn Sod	High Traffic Area Lawn	2,817 sq ft	Install sod adjacent to sidewalks and curb to a width of 10' off back of curb and any additional areas shown per plan.
	Lawn Maintenance Grass Area	Low Grow Triple Fescue Blend, or similar	36,208 sq ft	Area May Require one seasonal mowing for maintenance.
	Fitness Stations	Distributor: Recreation Today Model: 5 piece fitness package plus 1 additional of developer's choice.	1	Located along pathway system per plan and installed with appropriate safety zone and specified pad per manufacturer details.
	Clear Vision Triangle	Triangle Formed Per City of Star Code	-	See plans for locations.
	Privacy Fence - 6'	6" Vinyl Fence. Color: Sand, Tongue and Groove	174 l.f.	Perimeter fencing as shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	View Fence - 5'	5' Iron View Fence.	965 l.f.	As shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	Landscape Boulders	3'x3'x3' typical size. Lichen covered basalt or sandstone	19	See plans for locations.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	FITNESS STATION PAD.
	MOW STRIP ALONG FENCE.
	PRIVACY FENCE, SEE DETAIL.
	VIEW FENCE, SEE DETAIL.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83662
 PHONE: (208) 323-2288 WWW.T-O-ENGINEERS.COM
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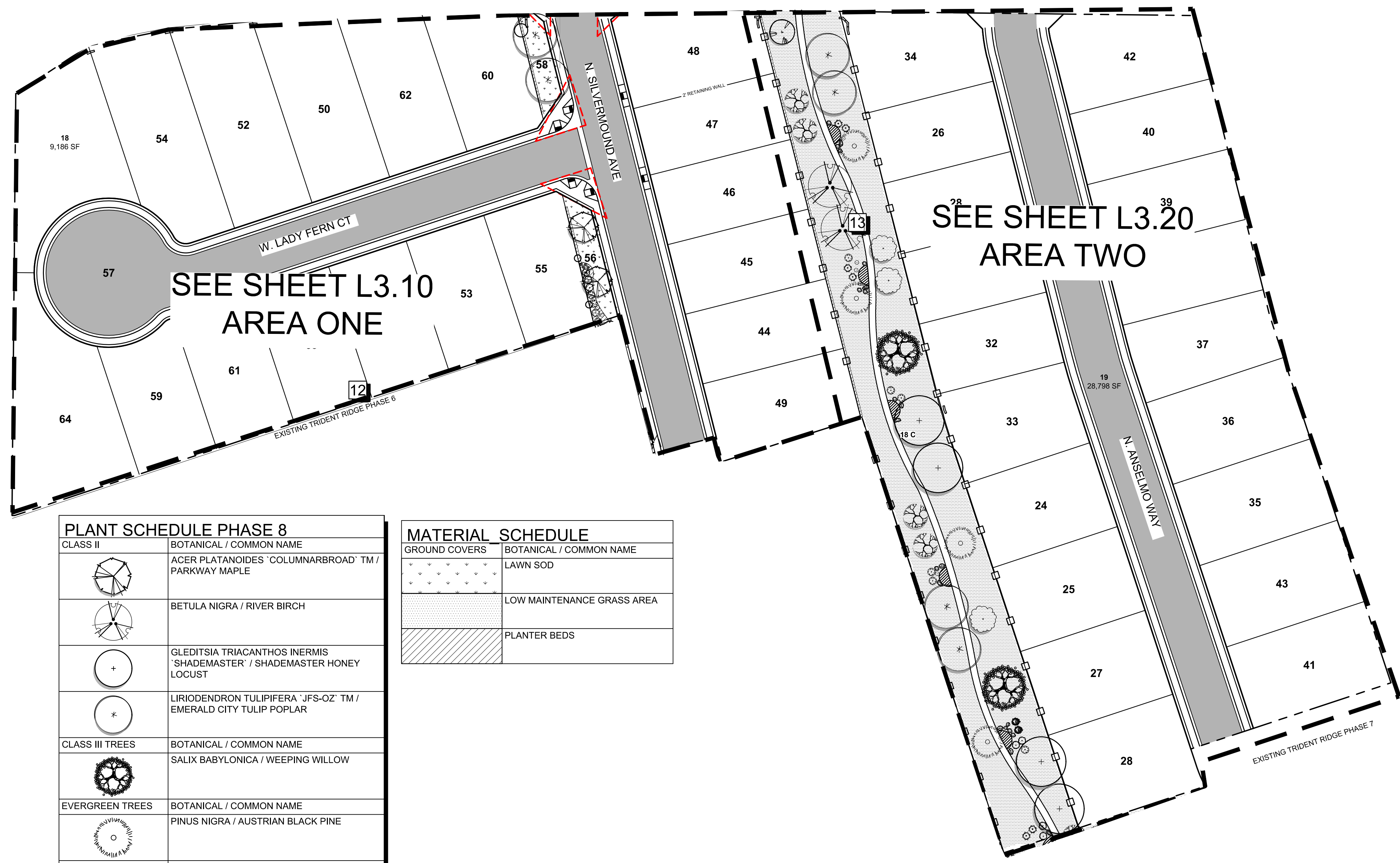
CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
 LANDSCAPE MATERIALS AND LAYOUT PLAN

ATTENTION: 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.
 DATE: September 19, 2022
 PROJECT: 210398
 SHEET: **L2.0**

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L:\210398_L2\ACADD\DWG\MODEL\L210398-L2CP-FH8.DWG, 9/19/2022

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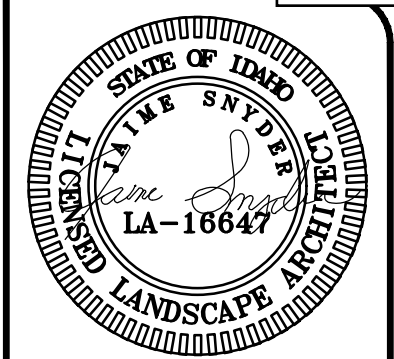
SITE KEY
NTS

PLANT SCHEDULE PHASE 8	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
	BETULA NIGRA / RIVER BIRCH
	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
	SALIX BABYLONICA / WEEPING WILLOW
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
	CERCIS CANADENSIS / EASTERN REDBUD
	MALUS X 'RADIANT' / RADIANT CRAB APPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SHRUBS	BOTANICAL / COMMON NAME
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
GRASSES	BOTANICAL / COMMON NAME
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS

MATERIAL SCHEDULE	
GROUND COVERS	BOTANICAL / COMMON NAME
	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS

OVERALL PLANTING PLAN
0' 25' 50' 100' 150'

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



BORDER SIZE	22"x34"
DESIGNED	N. POWRELL
DRAWN	N. POWRELL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	REVISIONS DESCRIPTION	DATE

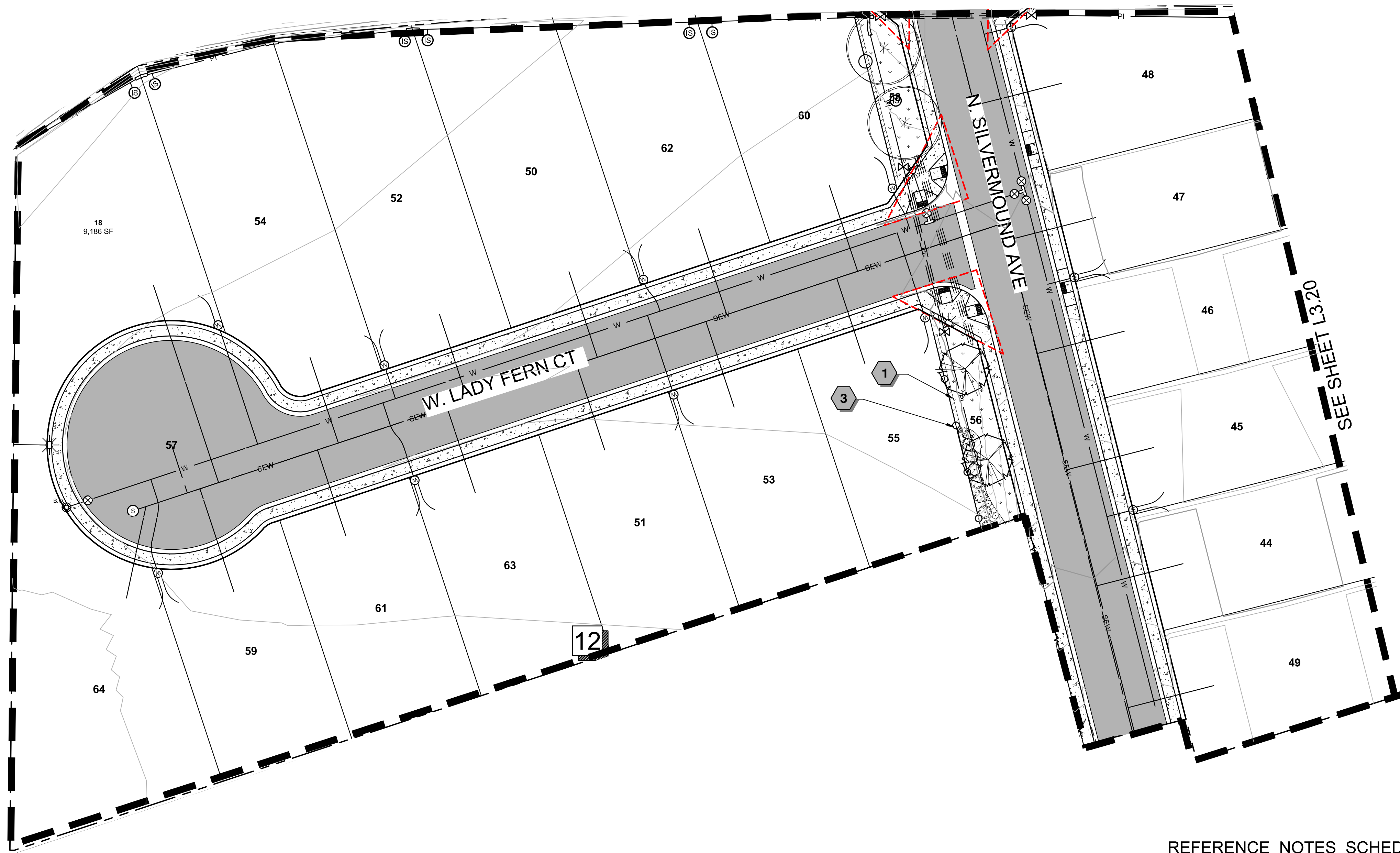
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
OVERALL PLANTING PLAN

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

DATE: September 19, 2022
PROJECT: 210397
SHEET: **L3.0**

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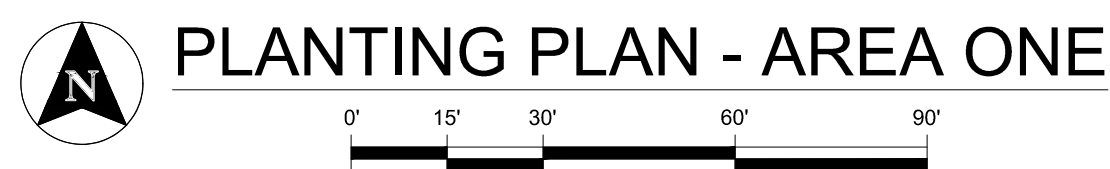
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	FITNESS STATION PAD
2	MOW STRIP ALONG FENCE
3	PRIVACY FENCE, SEE DETAIL.
4	VIEW FENCE, SEE DETAIL.

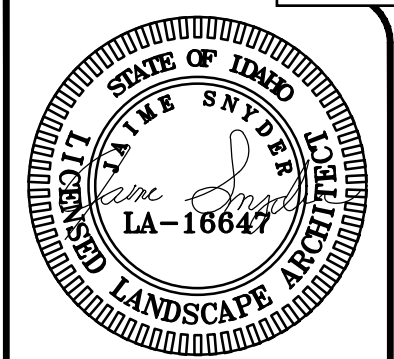
MATERIAL SCHEDULE	
GROUND COVERS	BOTANICAL / COMMON NAME
[Symbol]	LAWN SOD
[Symbol]	LOW MAINTENANCE GRASS AREA
[Symbol]	PLANTER BEDS

PLANT SCHEDULE PHASE 8	
CLASS II	BOTANICAL / COMMON NAME
[Symbol]	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
[Symbol]	BETULA NIGRA / RIVER BIRCH
[Symbol]	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
[Symbol]	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
[Symbol]	SALIX BABYLONICA / WEEPING WILLOW
EVERGREEN TREES	BOTANICAL / COMMON NAME
[Symbol]	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
[Symbol]	CERCIS CANADENSIS / EASTERN REDBUD
[Symbol]	MALUS X 'RADIANT' / RADIANT CRAB APPLE
[Symbol]	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SHRUBS	BOTANICAL / COMMON NAME
[Symbol]	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
[Symbol]	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
[Symbol]	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
[Symbol]	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
[Symbol]	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
[Symbol]	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
GRASSES	BOTANICAL / COMMON NAME
[Symbol]	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
[Symbol]	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



PLANTING PLAN - AREA ONE



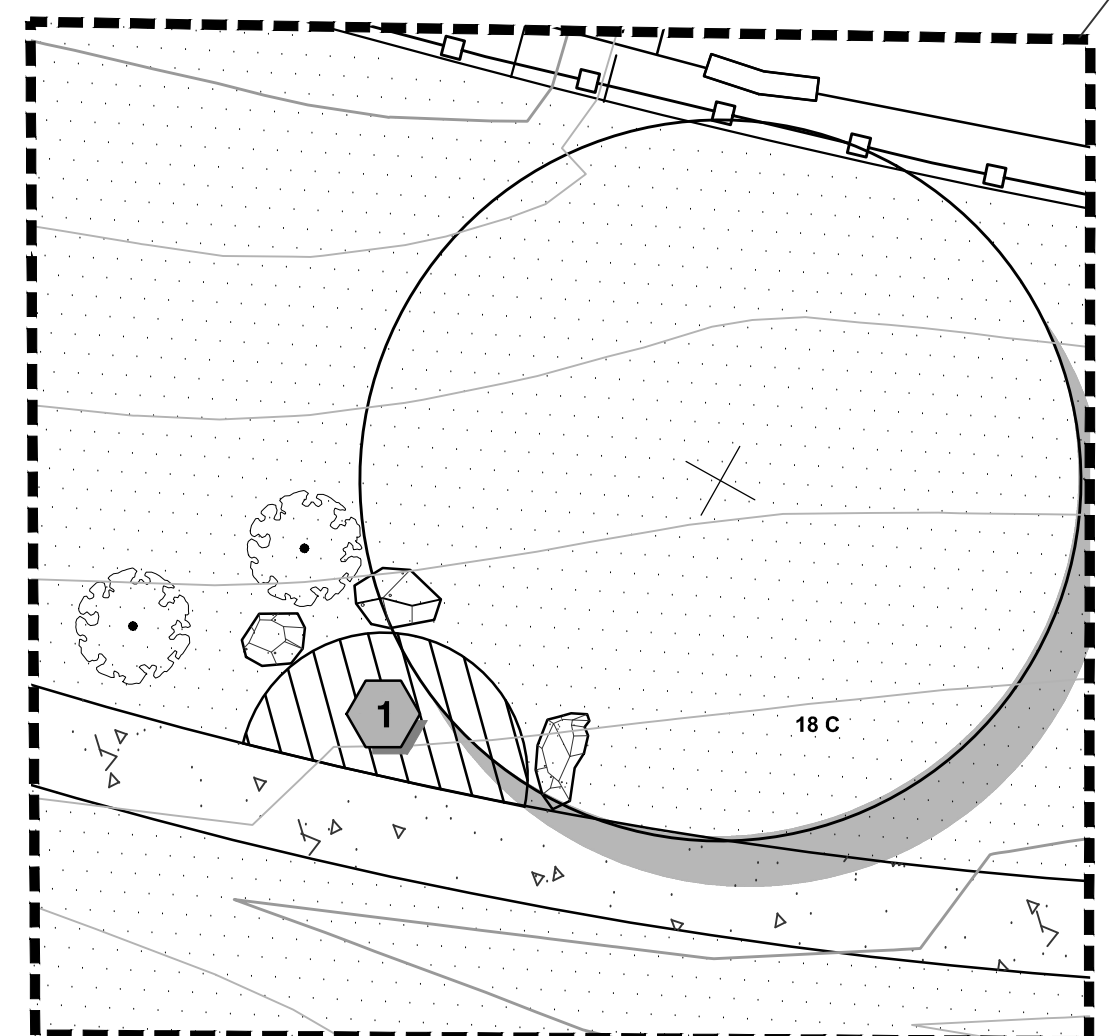
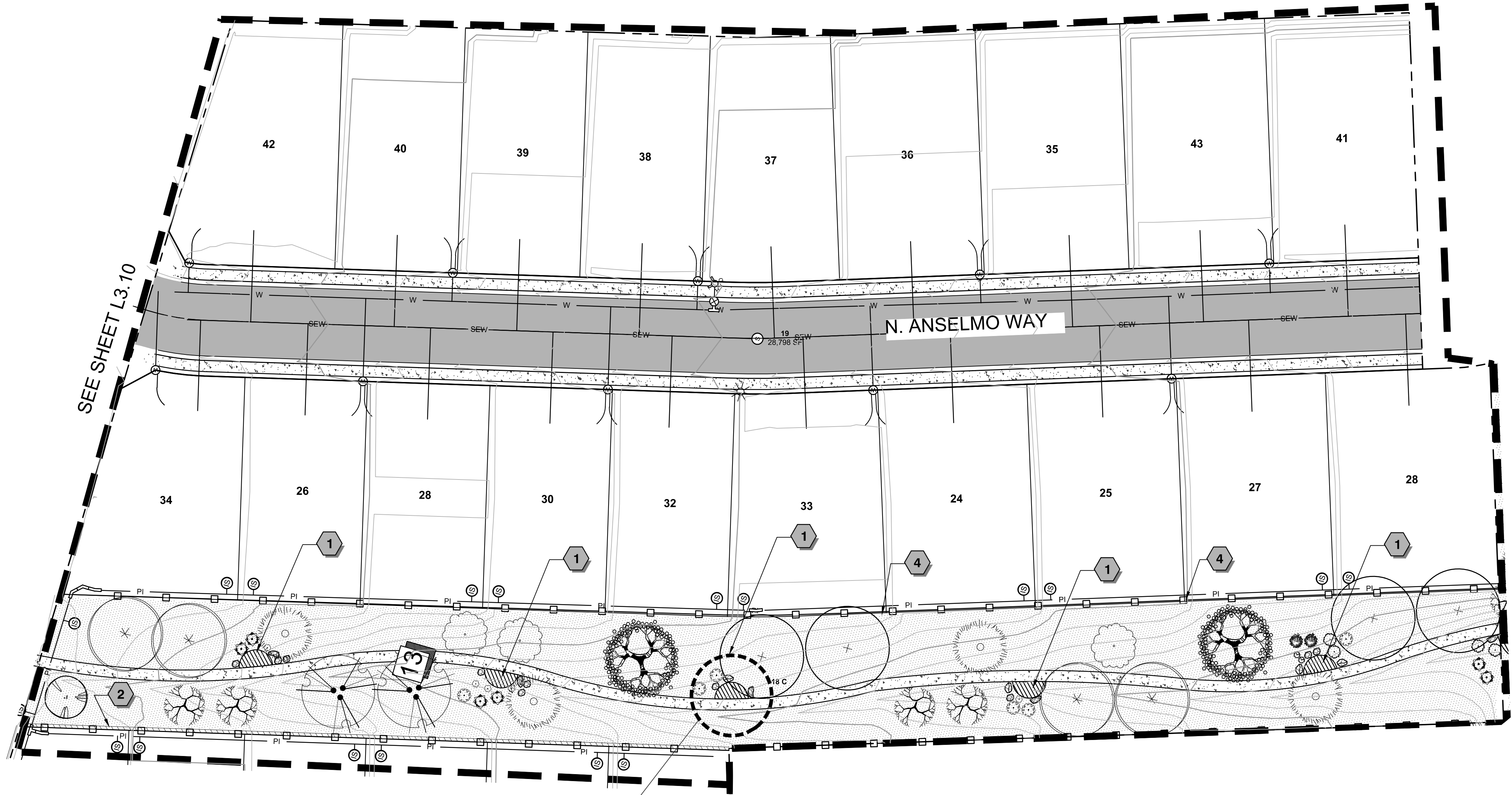
BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

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CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
PLANTING PLAN - AREA ONE

ATTENTION:	0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.	
DATE:	September 19, 2022
PROJECT:	210398
SHEET:	L3.10

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BLOW UP PLAN - TYP. FITNESS STATION PAD

0' 5' 10' 20' 30'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	FITNESS STATION PAD
2	MOW STRIP ALONG FENCE
4	VIEW FENCE, SEE DETAIL.

PLANT SCHEDULE PHASE 8	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD'™ / PARKWAY MAPLE
	BETULA NIGRA / RIVER BIRCH
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	LIRIODENDRON TULIPIFERA 'JFS-OZ'™ / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
	SALIX BABYLONICA / WEEPING WILLOW
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
	CERCIS CANADENSIS / EASTERN REDBUD
	MALUS X 'RADIANT' / RADIANT CRAB APPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SHRUBS	BOTANICAL / COMMON NAME
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'™ / DWARF NINEBARK
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
GRASSES	BOTANICAL / COMMON NAME
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS

MATERIAL SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS

PLANTING PLAN - AREA TWO

0' 15' 30' 60' 90'



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

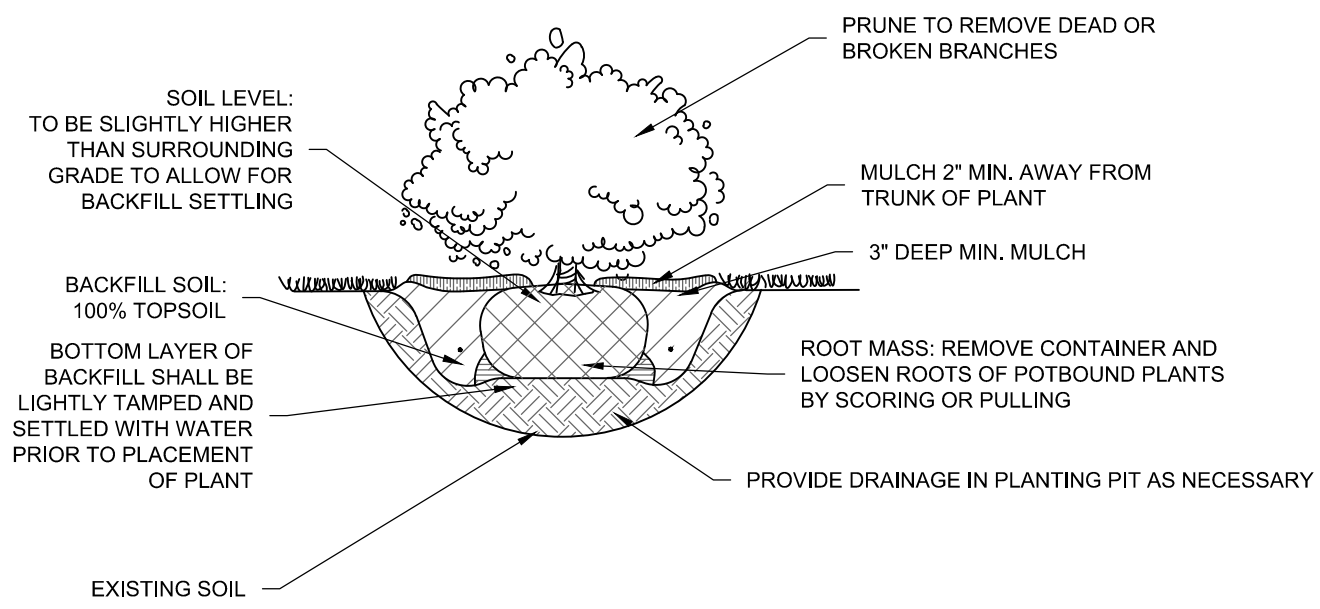
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PHONE: (208) 323-2388 WWW.T-OENGINEERS.COM
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CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
PLANTING PLAN - AREA TWO

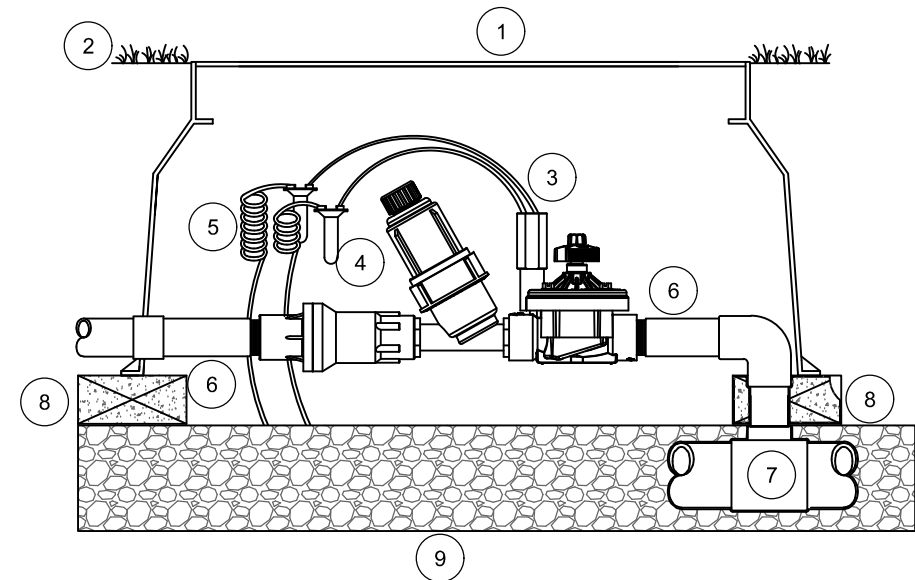
ATTENTION:	0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.	
DATE:	September 19, 2022
PROJECT:	210398
SHEET:	L3.20

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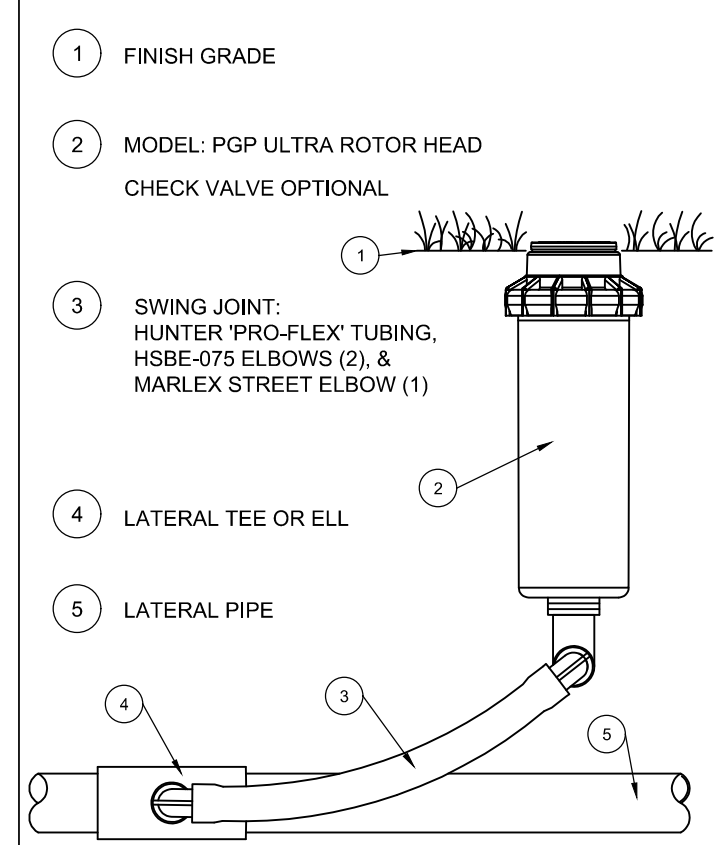
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER
NON-BIODEGRADABLE MATERIALS
ATTACHED TO PLANT OR ROOT MASS



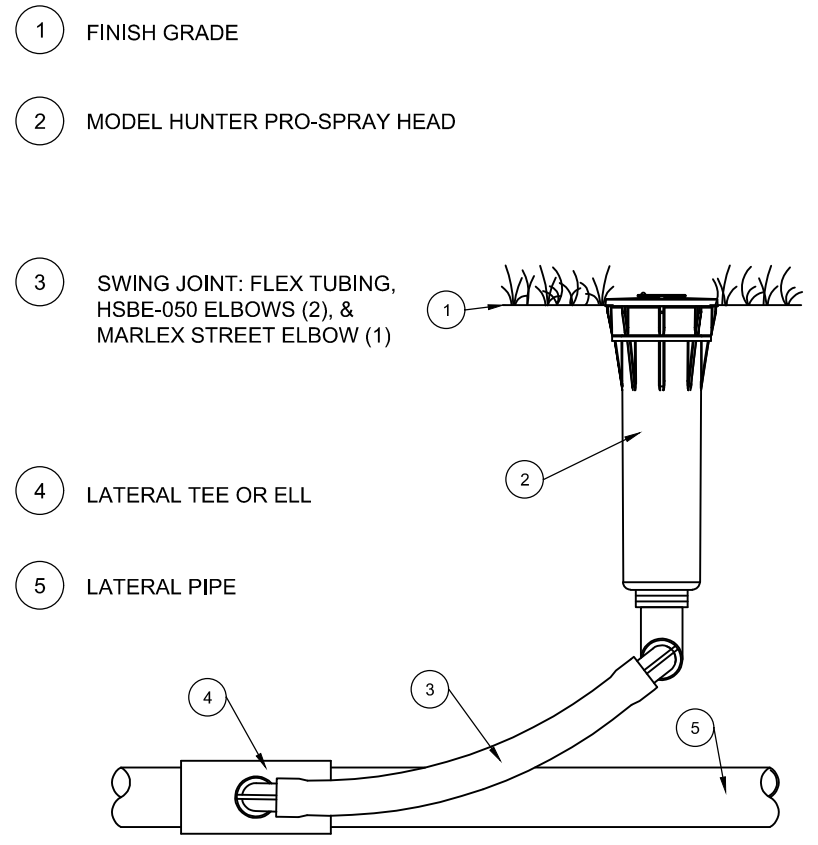
1 SHRUB PLANTING DETAIL N.T.S.



2 DRIP SYSTEM CONTROL VALVE N.T.S.



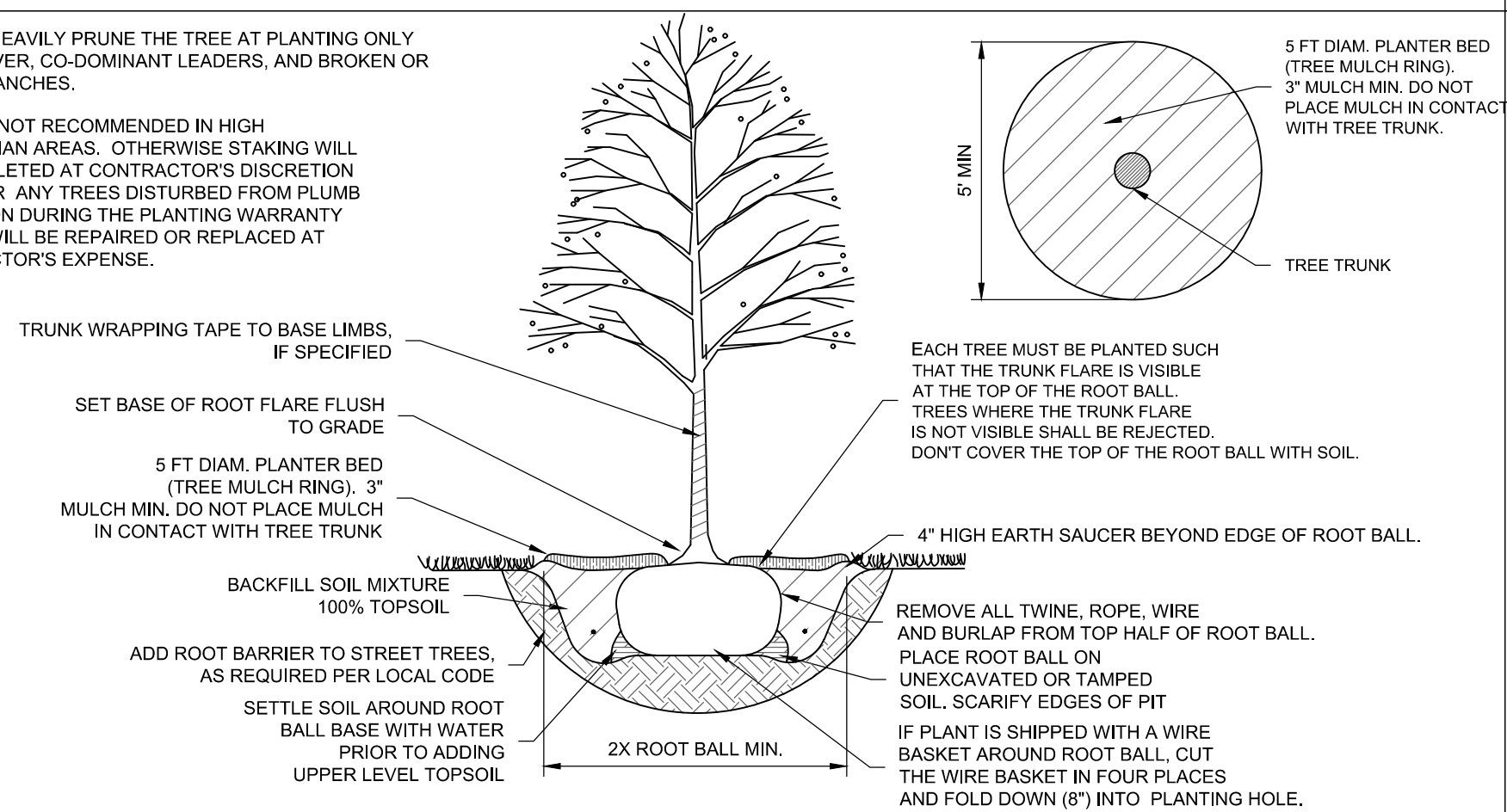
3 HUNTER PGP ROTOR N.T.S.



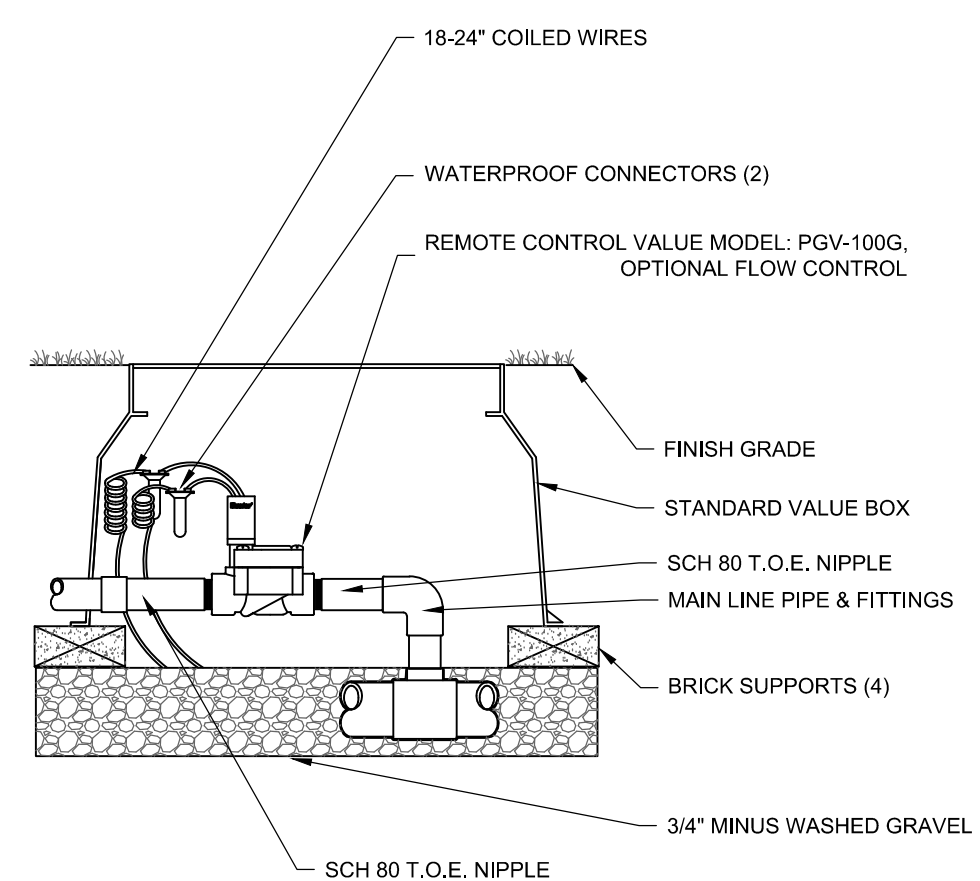
4 HUNTER PRS30 SPRAY BODY W/ MP ROTATOR MP800SR N.T.S.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING ONLY CROSSOVER, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

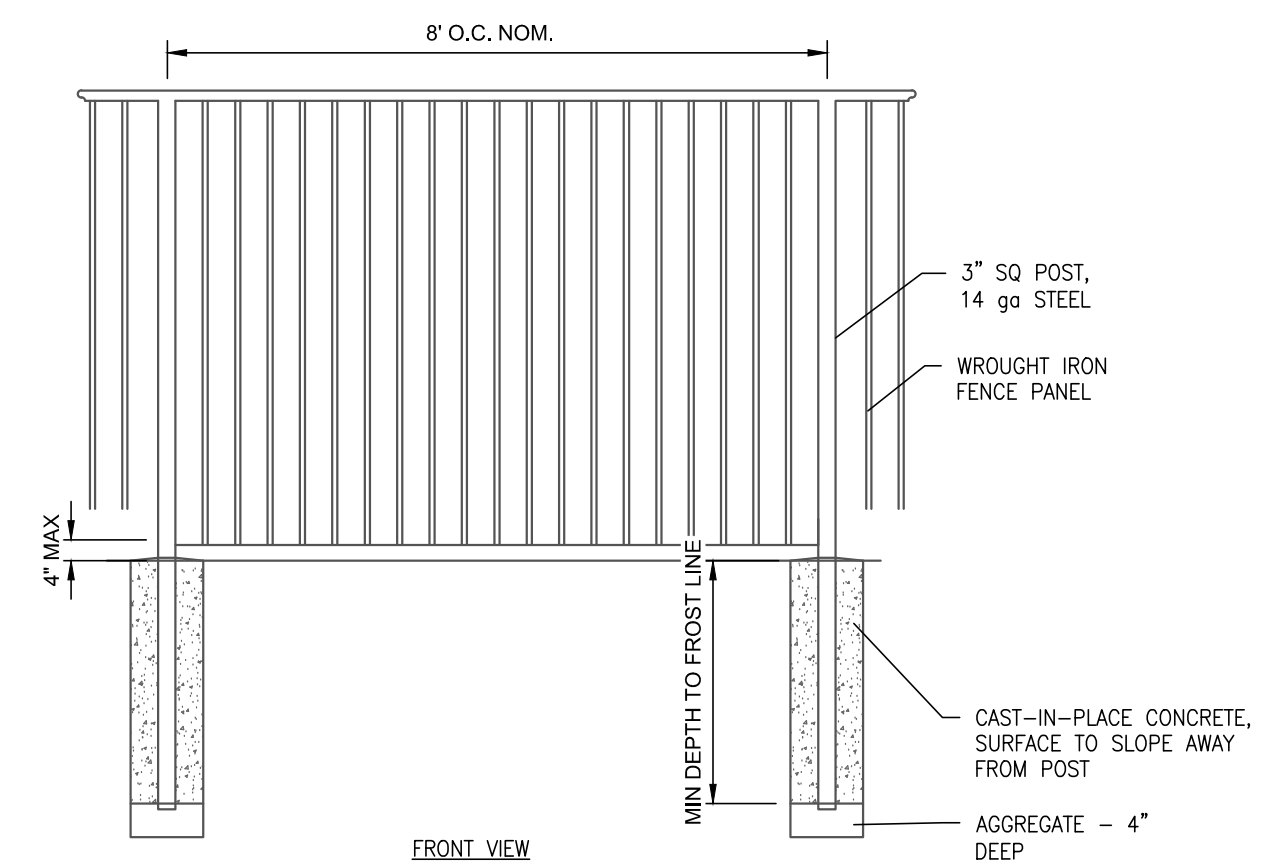
STAKING NOT RECOMMENDED IN HIGH PEDESTRIAN AREAS. OTHERWISE STAKING WILL BE COMPLETED AT CONTRACTOR'S DISCRETION HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANTING WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.



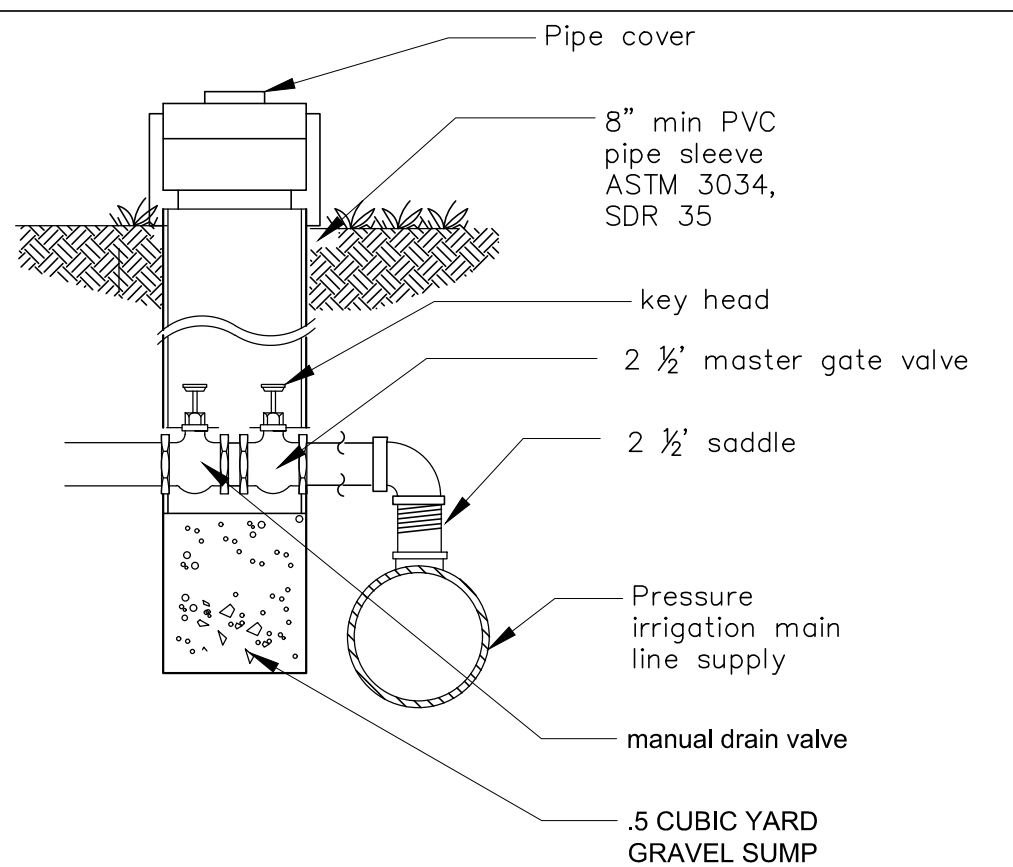
5 TREE PLANTING DETAIL N.T.S.



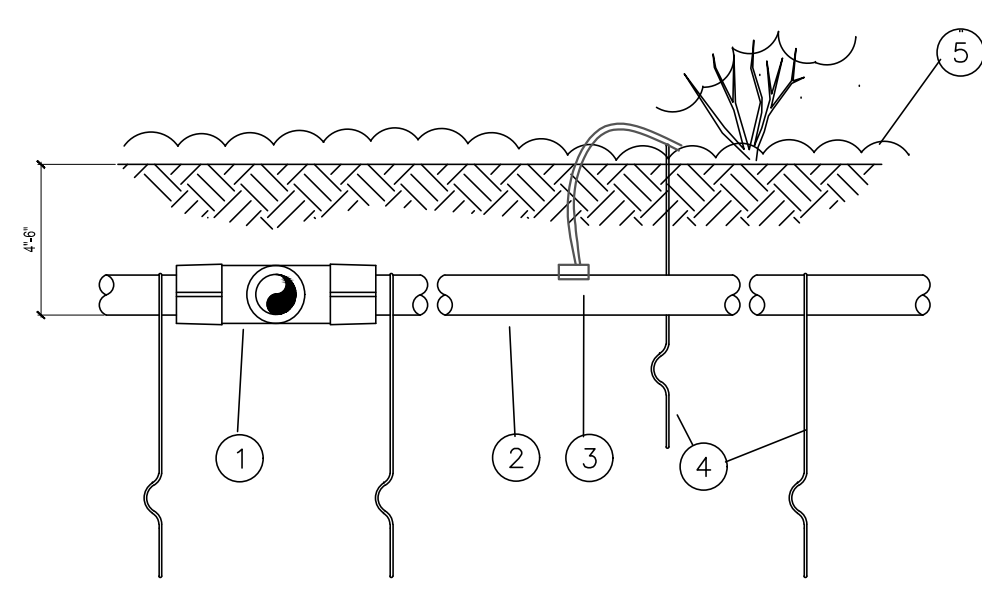
6 ELECTRIC SPRINKLER CONTROL VALVE N.T.S.



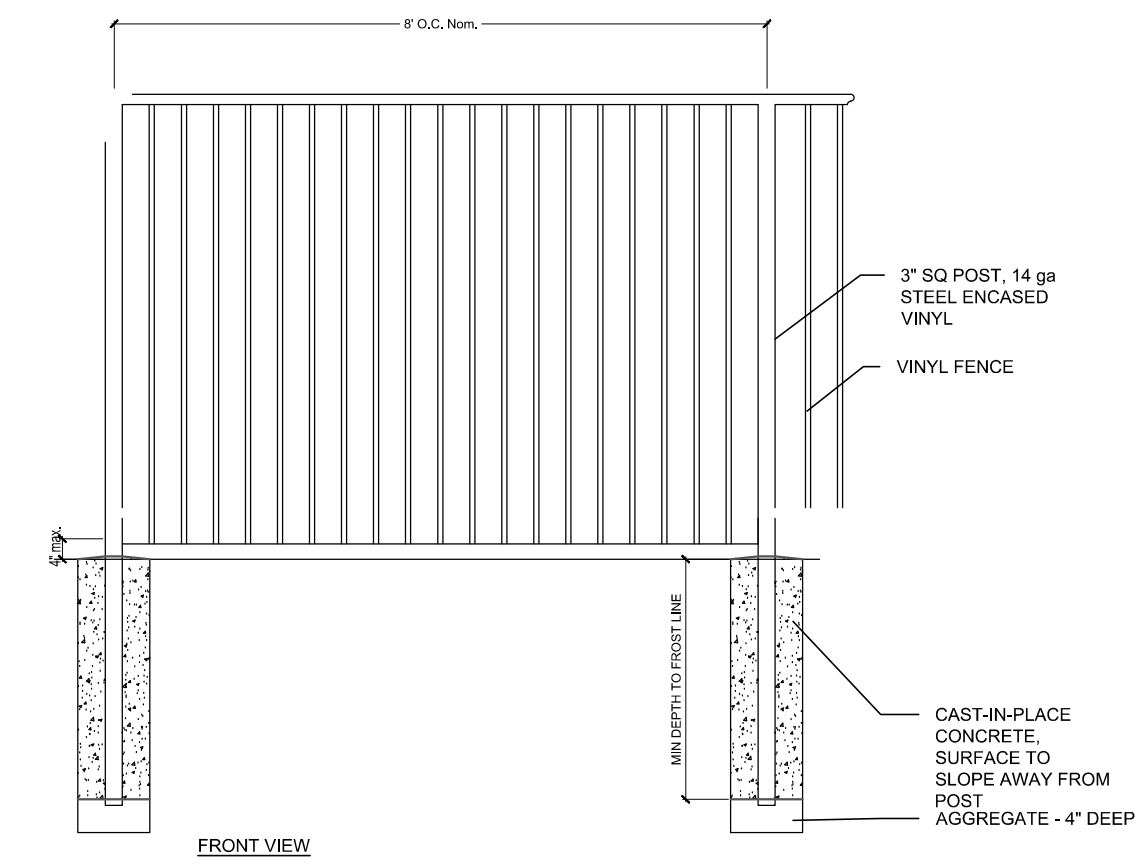
7 VIEW FENCE DETAIL -5' N.T.S.



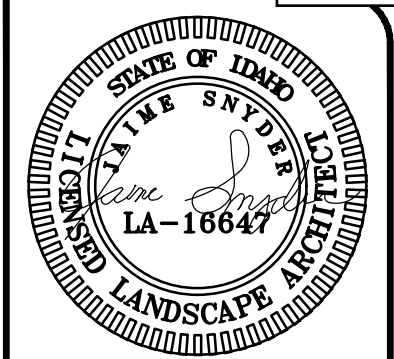
8 MASTER GATE VALVE, MANUAL DRAIN VALVE N.T.S.



9 DRIP IRRIGATION LINE INSTALLATION N.T.S.



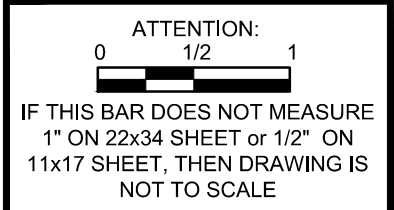
10 PRIVACY FENCE DETAIL - 6' N.T.S.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			F. HERBOLSHIMER	F. HERBOLSHIMER	F. HERBOLSHIMER	J. SNYDER
						J. SNYDER

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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PHONE: (208) 323-2388 WWW.T-O-ENGINEERS.COM
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LANDSCAPE CONSTRUCTION DRAWINGS FOR:
TRIDENT RIDGE SUBD. NO. 8
LANDSCAPE DETAILS



DATE: September 19, 2022
PROJECT: 210398
SHEET: L4.0

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 8, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Trident Ridge Subdivision Final Plat Phase 8

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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 Conservations 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.

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,



Aaron Scheff
Regional Administrator

c:

2021AEK

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Ma Section 5, Item G.
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

6 February 2023

John Carpenter
T-O Engineers
322 N. Broadmore Way
Nampa, ID 83687

Re: Trident Ridge Subdivision Phase 8 – Construction Drawing approval

Dear Mr. Carpenter

The City of Star has reviewed the Final Plat and Construction Drawings for the Trident Ridge Subdivision Phase 8 dated October 21, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings and final plat be APPROVED. The City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Trident Ridge Phase: 8 Date: 2/6/2023

Developable Lots: 38 Review No: 1

Developer: Hayden Homes/Eric Scheck

Tel: 208948-7012 Email: _____

Engineer: TO-Engineers/John Carpenter

Tel: 208-442-6300 Email: Jcarpenter@to-engineers.com

Property Address: _____

Review Check By: Ryan Morgan, P.E., City Engineer

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5				Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued

			for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.”
10	X		10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X		Note is shown on the final plat: “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 the this plat.”
12	X		Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X		Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14		X	On the signature page of the plat please include the following “I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.” underneath the APPROVAL OF CITY ENGINEER line, and before the signature line. Please use precise language above.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City’s code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
20			X	Provide completed Floodplain Application. Floodplain

				application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			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.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but

				need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Narrative is provided that describes the proposed method of stormwater retention.
42	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45			X	Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49			X	Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50			X	5-foot setback from property line maintained for drainage facilities.
51			X	Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53			X	Drain rock, ASTM C33 sand, or pond liner specified.
54			X	3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest

				test pit.
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57	X			Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68	X			Return (1) one revised plan set in pdf format to the City of Star Engineer . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69	X			Provide a response letter, referencing the City of Star checklist with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Trident Ridge Subdivision No. 8

2 Approving Authority*: Star Sewer and Water District

3 Qualified Licensed Professional Engineer:

Name: Ryan V. Morgan; P.E., LEED AP

Employer: Star Sewer and Water District

4 This approval is for:

Public drinking water system simple water main extension

Public sewer system simple wastewater main extension

5 Design Engineer _____

Name: John G. Carpenter

Employer: T-O Engineers

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Eric Scheck

Firm: Hayden Homes

Address: 1406 N Main St. Suite 114

City: Meridian State: ID ZIP: 83642

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	<input checked="" type="checkbox"/>
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	<input checked="" type="checkbox"/>
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	<input checked="" type="checkbox"/>
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	<input checked="" type="checkbox"/>
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	<input checked="" type="checkbox"/>

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	<input checked="" type="checkbox"/>
B) The plans and specifications have been marked as “Approved for Construction”, and a copy of the approved plans were transmitted to DEQ with this checklist.	<input checked="" type="checkbox"/>
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	<input checked="" type="checkbox"/>
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	<input checked="" type="checkbox"/>
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	<input type="checkbox"/>

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

Recommendation **Yes**

I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.

OR

I have reviewed and approved only the drinking water wastewater (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.

OR

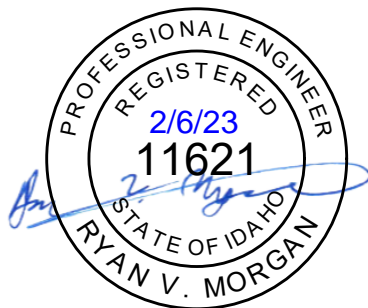
I recommend that the district health department leave sanitary restrictions in place.

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal



February 6, 2023

Aaron Sheff, P.E.
Department of Environmental Quality
Southwest Idaho Regional Office
1445 North Orchard
Boise, ID 83706

**Re: Star Sewer and Water District QLPE Plan Review and Service Approval
Trident Ridge Subdivision Phase 8**

PLAN REVIEW

The District has reviewed the Trident Ridge Subdivision Phase 8 water and sewer construction plans dated October 21, 2022 for conformance with the State of Idaho Department of Environmental Quality standards, rules, engineering standards of care, and District standards. The proposed development is an extension of sewer and water lines that conforms with the current water and sewer master plans, and consequently, approval of the project may be issued by a qualified licensed professional engineer prior to construction. A set of these stamped construction plans have been submitted to the Department of Environmental Quality in conjunction with this “Will Serve” letter.

Once the District has accepted the construction and the developer has certified that the water and sewer facilities were constructed to District standards, the District will own and operate the water and sewer facilities excluding facilities that are located on private property outside of any easements, service lines, or any temporary pressure systems.

WELL/TANK STATUS AND CAPACITY

The existing potable water system, including wells, tanks and booster stations have the capacity for all “Will Serves”.

TREATMENT PLANT STATUS AND CAPACITY

The existing wastewater treatment plant has the capacity for all “Will Serves”.

SEWER/WATER APPROVAL

The District hereby issues the Trident Ridge Subdivision Phase 8 a “Will Serve Letter” and recommends lifting sanitary sewer and water restrictions for 38 lots.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
District Engineer



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-24-01

Development Name/Section Trident Ridge 8 CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 14. _____

Reviewed By: [Signature] Date: 4/12/24



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shen T. Smith*

MEETING DATE: May 7, 2024

FILE(S) #: FP-24-02, Final Plat, Naismith Commons Subdivision Phase 3

REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 3, consisting of 25 residential lots and 2 common lots on 10.72 acres. The subject property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Number are S0419325800 & S0419314950

APPLICANT/OWNER:
Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

REPRESENTATIVE:
Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Phase 3

Acres - 10.72 acres
Residential Lots - 25
Common Lots - 2

HISTORY

March 7, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.

- March 21, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.

- April 4, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.

- April 18, 2023 Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 52.54 acres and consisting of 206 residential lots and 26 common lots.

- November 21, 2023 Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.

- March 19, 2024 Council approved the Final Plat (FP-23-20) for Naismith Commons Subdivision, Phase 2 consisting of 92 single family residential lots and 13 common lots on 20.95 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 3 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. Phase 1 contained 89 residential lots and Phase 2 contains 92 residential lots, leaving 25 residential lots, which is the number being platted in Phase 3 resulting in full build out of the development.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

The original Preliminary Plat submitted contains 208 single family residential lots (**206 were approved by Council**) and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.**

The submitted preliminary plat shows all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector

roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.**

The submitted preliminary plat shows the three shared drives as 28-foot wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide landscape strip.** Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

Original Preliminary Plat Review:

- Site Data:
- Total Acreage of Site – 52.54 acres
- Total Number of Lots – 229 lots
- Total Number of Residential Lots – 206 lots
- Total Number of Common Lots – 23 lots
- Total Number of Commercial Lots – None
- Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.92 Units per acre
 Total Acreage of Common Lots – 8.08 acres
 Percent of Site as Common Area – 15.4%

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 Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.

- The Council approves the requested Block Length Waivers.
- **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- **Provide a public access easement on the pathways located in the northeast common area park.**
- **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
- **Applicant shall provide option for City to take over ownership of southwest park in the future.**
- **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 3 is 2.33 du/acre.

Common/Open Space and Amenities – This phase will include a log balance course, shade structures and park benches along with a walking path.

Setbacks – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-4 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Streetlights – The Applicant has provided the preferred streetlight style of the city for installation in the development. Streetlights shall be consistent throughout the entire subdivision.

Mailbox Clusters – The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the mylar. Per Section 8-4A-20, all mailboxes and 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.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved.

Subdivision Name – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

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.**

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

Roadways – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on both sides. A revised final plat shall be submitted for review. The cross section of the road on the submitted construction drawings, page 3 shows different dimensions for this road than required.

Council added a condition of approval to the Preliminary Plat (Condition 6a) requiring the following: "The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the

neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit". Plat note 8 of the Final Plat states that Lot 2, Block 9 (previously Lot 1, Block 13 of the preliminary plat) shall be owned and maintained by the HOA. This is in direct violation of the condition of approval. The applicant shall revise the Final Plat note to recognize that lot as a dedicated lot. The applicant shall provide Staff with proof of dedication of the lot to the neighbor prior to signature of the phase 3 of the Final Plat.

The landscaping and amenities within the park located in the northeast corner of the site do not match the approved landscape plan that was part of the preliminary plat. The applicant shall provide the City Council and Staff with an explanation of why the plan is different in design from what was approved. A revised preliminary plat may be required.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on February 1, 2024.

April 8, 2024	DEQ	Standard Letter
April 12, 2024	ITD	Email
April 12, 2024	CDH	Standard Letter

FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Prior to signature of final plat, the following shall be completed:**
 - A. Provide documentation from Postmaster on location of mailbox clusters;**
 - B. Provide to Staff updated plans showing architectural mailbox cluster covers;**
 - C. Provide a revised landscape plan showing the correct spacing of street trees.**
 - D. Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalks on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east.**
 - E. Provide a revised final plat showing Can Ada Road with detached, 7' sidewalk.**
 - F. Provide a revised final plat showing the correct recognition of Lot 2, Block 9 as being dedicated to the neighbor to the east. A copy of the recorded deed shall be submitted to Staff.**
 - G. Provide a public access easement on the pathways located in the northeast common area park.**
 - H. Applicant shall provide written documentation for City to take over ownership of southwest park in the future. The recorded CC&R's shall recognize this, and a copy shall be provided to Staff.**
2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 3. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 92 residential lots for a fee of \$92,000 (92 x \$1000.00).**
4. **The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
5. **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
6. **Provide a public access easement on the pathways located in the northeast common area park.**
7. **Applicant shall provide option for City to take over ownership of southwest park in the future.**
8. **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

9. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
10. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
11. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
12. The Council approved the requested Block Length Waivers.
13. The property associated with this approved Final 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 Final Plat, in addition to the property of all future phases shall be properly maintained 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.
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. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
18. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
19. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
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.
21. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
22. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
23. 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.
24. A separate sign application is required for any subdivision sign.

- 25. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 26. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 27. 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.
- 28. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 29. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 30. All common areas shall be owned and maintained by the Homeowners Association.
- 31. 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.**
- 32. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 33. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 34. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-02 Naismith Commons Subdivision, Final Plat, Phase 3 on _____, ____ 2024.



T4N, R1W, SEC. 19



March 7, 2024

City of Star
Planning and Zoning
P.O. Box 130
Star, Idaho 83669

RE: Naismith Commons Subdivision

Dear Ryan,

Attached for your review is the Final Plat application for Naismith Commons Subdivision – Phase 3. This plat has been submitted in conformance with the City of Star’s Zoning Code and per the approved Preliminary Plat for Naismith Commons Subdivision.

Naismith Commons Subdivision will include 206 single-family residential lots and 26 common lots on 52.54 acres. The gross density is 3.92 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,777 SF to 11,479 SF. The overall open space for the site is 8.72 acres (16.6%) of the total development area with 7.25 acres (13.8%) of useable open space. Amenities for the subdivision include a shaded tree plaza, children’s play set, pickleball courts, bocce ball courts, nature park, open space trails throughout. The remaining open space is generously planted.

Construction of Naismith Commons will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at ian.connair@kimley-horn.com.

Thanks for your review and assistance with this application,

Ian Connair, P.E.
Project Engineer



03/12/2024 3:38:58 PM

City of Star, Idaho 83669
P: 208-286-7247
Section 5, Item H.

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-02</u>
Date Application Received: <u>03-12-2024</u> Fee Paid: <u>\$2570.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Lennar Homes of Idaho, LLC
 Applicant Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

Owner Name: Lennar Homes of Idaho, LLC
 Owner Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

Representative (e.g., architect, engineer, developer):
 Contact: Ian Connair, PE Firm Name: Kimley-Horn & Associates
 Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
 Phone: 208-510-6287 Email: ian.connair@kimley-horn.com

Property Information:

Subdivision Name: Naismith Commons Subdivision Phase: 3

Parcel Number(s): S0419325800 & S0419314950

Approved Zoning: R-4 Units per acre: 2.33

Total acreage of phase: 10.72 Total number of lots: 27

Residential: 25 Commercial: N/A Industrial: N/A

Common lots: 2 Total acreage of common lots: 4.42 Percentage: 41.27%

Percent of common space to be used for drainage: 0.04% Acres: 0.15

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>42*</u>	<u>25</u>
Number of Common Lots:	<u>5*</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:		<u>No Change</u>

* This project has been re-phased as approved by City on July 25, 2023.

Amenities: _____ No Change _____

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

Subdivision Name: Naismith Commons Subdivision Phase: 3

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- 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 (√)
X	Completed and signed copy of Final Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current 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 and/or representative is authorized to submit this application.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item H. BN
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	BN
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	BN
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	BN
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

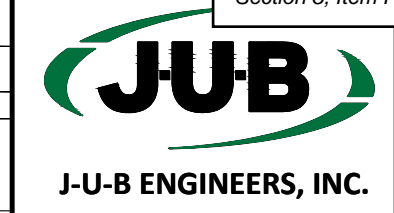
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary 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.*



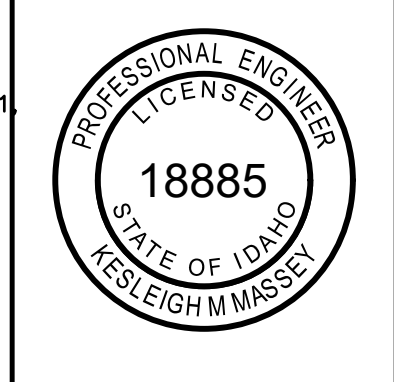
Applicant/Representative Signature

03/06/2024

Date



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



NO.	REVISION	DESCRIPTION	BY	DATE

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-21-108_PRE-PLAT
JUB PROJ #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023
SHEET NUMBER:
PP-01

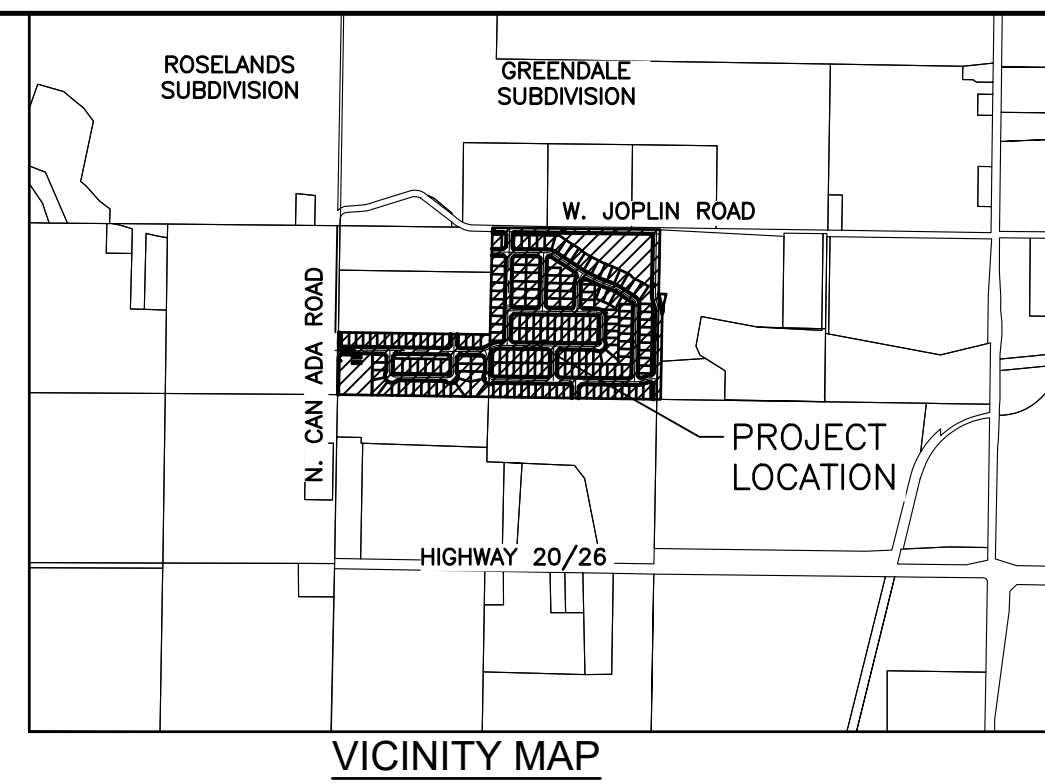
PRELIMINARY PLAT FOR
SMITH COMMONS SUBDIVISIONS
 SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 STAR, IDAHO
 2023

Approved
 Preliminary Plat

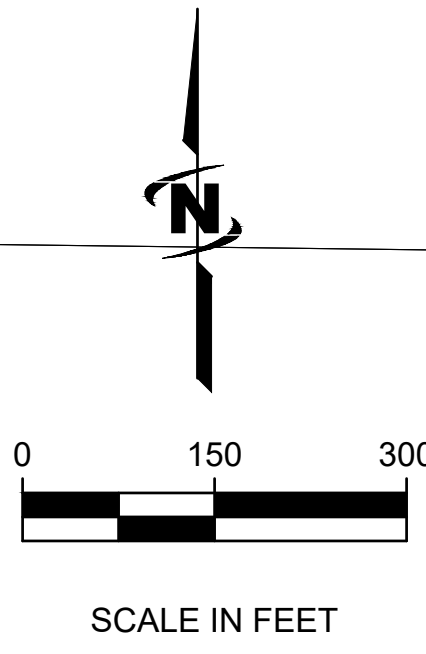
Sheet
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BOUNDARY LEGEND

	- SUBDIVISION BOUNDARY LINE
	- SECTION LINE
	- CENTER LINE
	- RIGHT-OF-WAY LINE
	- EXISTING PARCEL LINE
	- SECTION CORNER
	- QUARTER-SECTION CORNER
	- PROPERTY CORNER
	- CALCULATED POINT

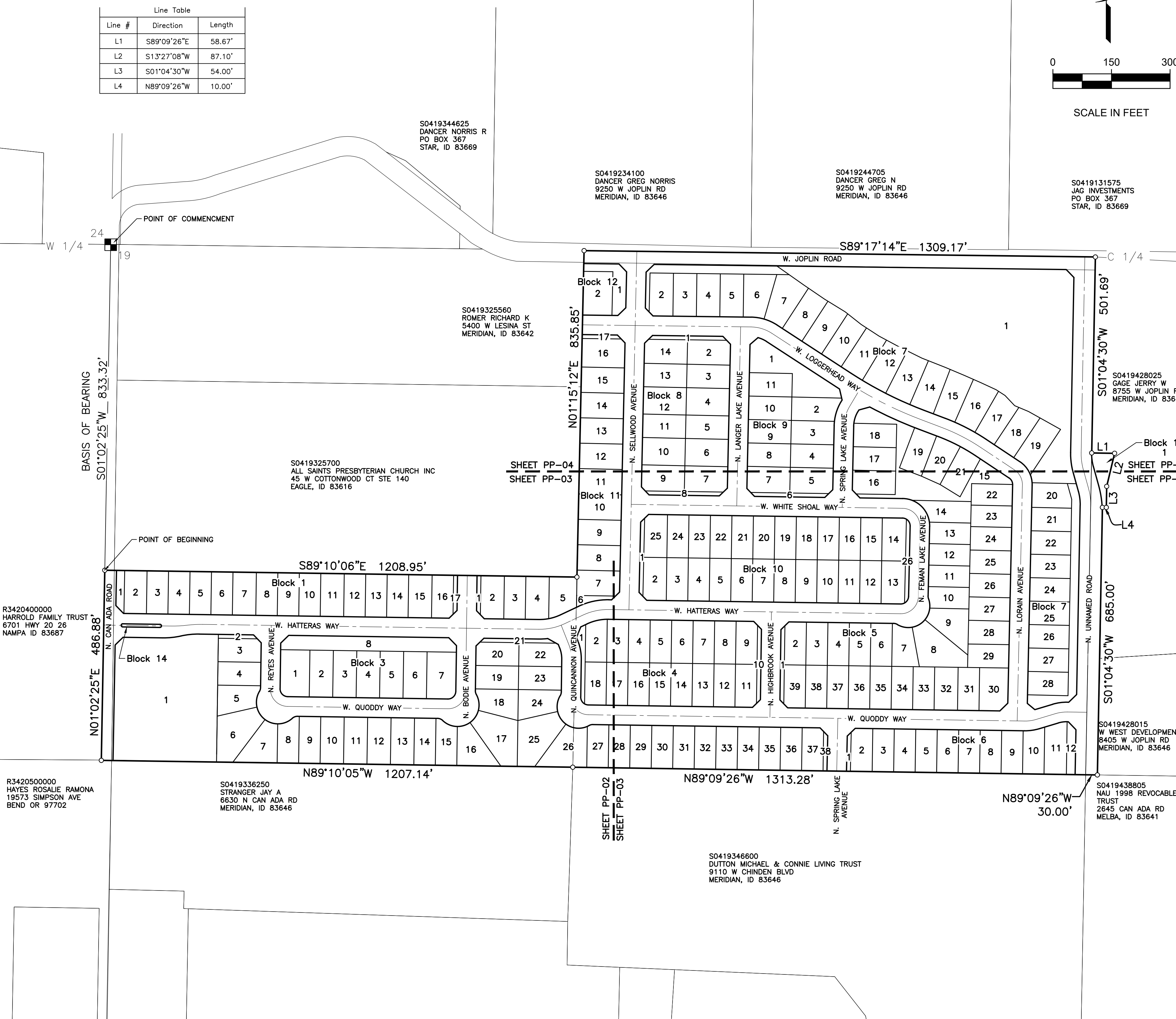


- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
 - ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1, 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL 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."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
 - THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.



Line Table

Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'



LEGEND	
	EXISTING
	PROPOSED
	LAND USE SUMMARY
	OWNER
	DEVELOPER CONTACT
	CIVIL ENGINEER
	LAND SURVEYOR
	IRRIGATION DISTRICT
	IRRIGATION DISTRICT

R-4 LOT SETBACKS
 FRONT SETBACK 15' LIVING
 (FACE OF SIDEWALK) 20' GARAGE
 REAR SETBACK 15'
 INTERIOR SIDE SETBACK 7.5'
 STREET SIDE SETBACK 20'

OWNER
 BEACON CROSSING LLC
 839 BRIDGEWAY PL
 EAGLE, ID 83616

DEVELOPER CONTACT
 BEACON CROSSING LLC
 839 BRIDGEWAY PL
 EAGLE, ID 83616
 208-377-5700

CIVIL ENGINEER
 KESLEIGH M. MASSEY, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

LAND SURVEYOR
 BERT NOWAK, P.L.S.
 J-U-B ENGINEERS
 2114 VILLAGE PARK AVE, STE. 100
 TWIN FALLS, ID 83301
 208-733-2414

IRRIGATION DISTRICT
 PIONEER IRRIGATION DISTRICT
 3804 LAKE AVENUE
 CALDWELL, ID 83605
 208-459-3617

IRRIGATION DISTRICT
 EUREKA WATER COMPANY
 6820 JOPLIN ROAD
 MERIDIAN, ID 83646



BOUNDARY CERTIFICATION

Plot Date: 10/20/23 1:06 PM Plotted By: Ewren Esmail
 Date Created: 10/20/23 JUB.COM\CENTRAL\CALCULATORS\PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

R342040000
 HARROLD FAMILY TRUST
 6701 HWY 20 26
 NAMPA ID 83667

R342050000
 HAYES ROSALIE RAMONA
 19573 SIMPSON AVE
 BEND OR 97702

S0419325700
 ALL SAINTS PRESBYTERIAN CHURCH INC
 45 W COTTONWOOD CT STE 140
 EAGLE, ID 83616

S0419325560
 ROMER RICHARD K
 5400 W LESINA ST
 MERIDIAN, ID 83642

S0419344625
 DANCER NORRIS R
 PO BOX 367
 STAR, ID 83669

S0419234100
 DANCER GREG NORRIS
 9250 W JOPLIN RD
 MERIDIAN, ID 83646

S0419244705
 DANCER GREG N
 9250 W JOPLIN RD
 MERIDIAN, ID 83646

S0419131575
 JAG INVESTMENTS
 PO BOX 367
 STAR, ID 83669

S0419428025
 GAGE JERRY W
 8755 W JOPLIN RD
 MERIDIAN, ID 83646

S0419428015
 W WEST DEVELOPMENT LLC
 8405 W JOPLIN RD
 MERIDIAN, ID 83646

S0419438905
 NAU 1998 REVOCABLE TRUST
 2645 CAN ADA RD
 MELBA, ID 83641

S0419346600
 DUTTON MICHAEL & CONNIE LIVING TRUST
 9110 W CHINDEN BLVD
 MERIDIAN, ID 83646

27.00'	N88°44'26"W
27.00'	N88°44'26"W
20.00'	N88°44'26"W
25.00'	N88°44'26"W
25.00'	N88°44'26"W
6.00'	N20°45'41"E
6.00'	S23°01'00"W
25.00'	S23°01'00"W
25.00'	S23°01'00"W
11.94'	S15°30'25"E
3.58'	N13°38'07"W
39.62'	N7°04'18"W
0.00'	S60°51'31"E

177

30"W
J'

26"W

(FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.

5. 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.

6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.

7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.

8. LOTS 30 AND 34, BLOCK 5; LOT 11, BLOCK 7 AND LOT 2, BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.

9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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.

10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. _____ - _____, RECORDS OF ADA COUNTY, IDAHO.

11. LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED 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 THE 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.

12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____ - _____, RECORDS OF ADA COUNTY, IDAHO.

13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

Note 8

REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN CONSENT BY JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

Approved Landscape Plat



5 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



1 LOG CLIMBERS AND UNDULATING LOG END STEPPERS

LOW POINT AREA. TO BE SEED WITH RIPARIAN PLANT MIX THAT CAN WITHSTAND PERIODS OF DRY.



7 KESTREL OR FALCON OR OWL NESTING BOXES PLACE INSIDE FENCED AREA OR ON HILLSIDE.



3 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



2 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE TIMBER NOTCH INTO STUMP/LOG ENDS



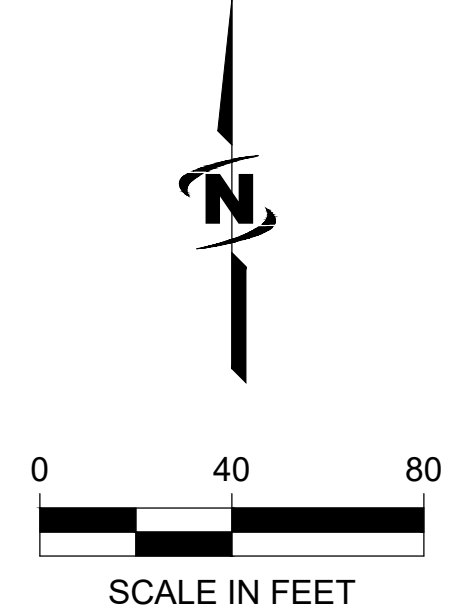
6 COMPACTED DECOMPOSED GRANITE PATHS THROUGH OUT NATURE PARK.

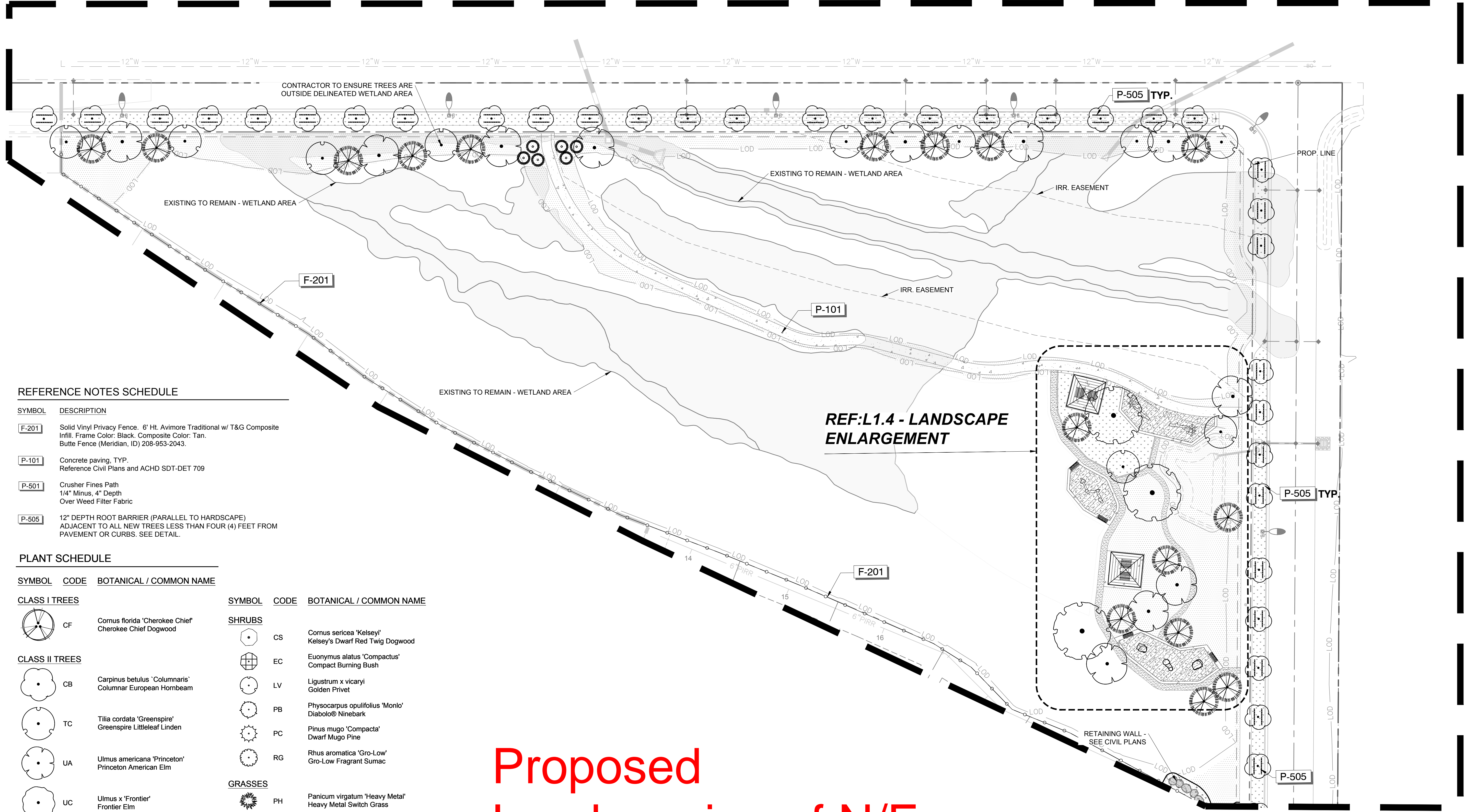


4 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE TIMBER NOTCH INTO STUMP/LOG ENDS



NATURE PARK SETTING WITH NATURAL PLAYGROUND MATERIALS, SHELTER, FENCING, PATHS, ETC. POSSIBLE POLE MOUNTED FALCON BOX(S) INSTALLED IN AREA.





REFERENCE NOTES SCHEDULE

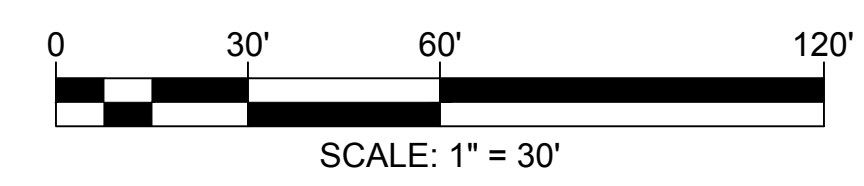
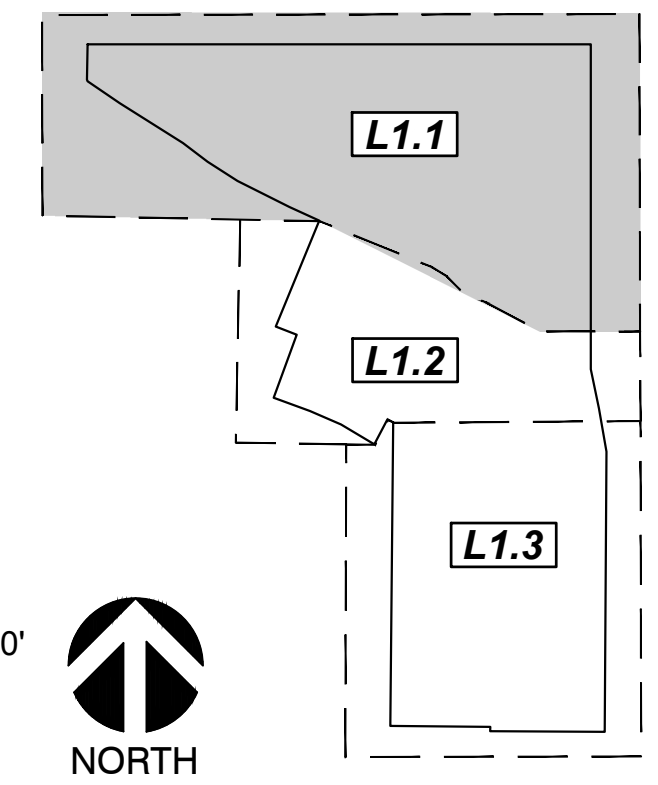
SYMBOL	DESCRIPTION
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.
P-101	Concrete paving, TYP. Reference Civil Plans and ACHD SDT-DET 709
P-501	Crusher Fines Path 1/4" Minus. 4" Depth Over Weed Filter Fabric
P-505	12" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CLASS I TREES		
	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
CLASS II TREES		
	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm
CLASS III TREES		
	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
EVERGREEN TREES		
	JM	Juniperus scopulorum 'Moonglow' Moonglow Juniper
	PP	Picea pungens 'Glauca' Blue Colorado Spruce

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
GRASSES		
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
GROUND COVERS		
		Native Seed Mix
		Chewing Fescue, Creeping Red Fescue, Hard Fescue, Idaho Bent Grass - Blend shown in specification
		Turf Sod
		Perks Blend Ryegrass Sod
		The Turf Company 208.888.3760

Proposed Landscaping of N/E Park



User: LARSEN, TATE
 Date: 3/6/2024 2:17 PM
 Path: K:\01_CIVIL\093833006 BEACON CROSSING\CADD\IMPROVEMENT PLANS\PHASE 01-P-PH3.DWG
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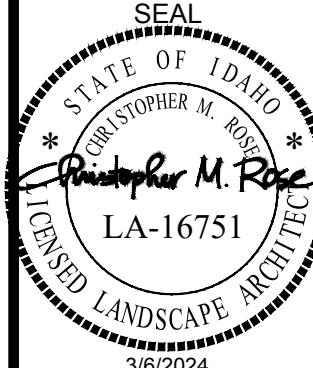
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Kimley-Horn

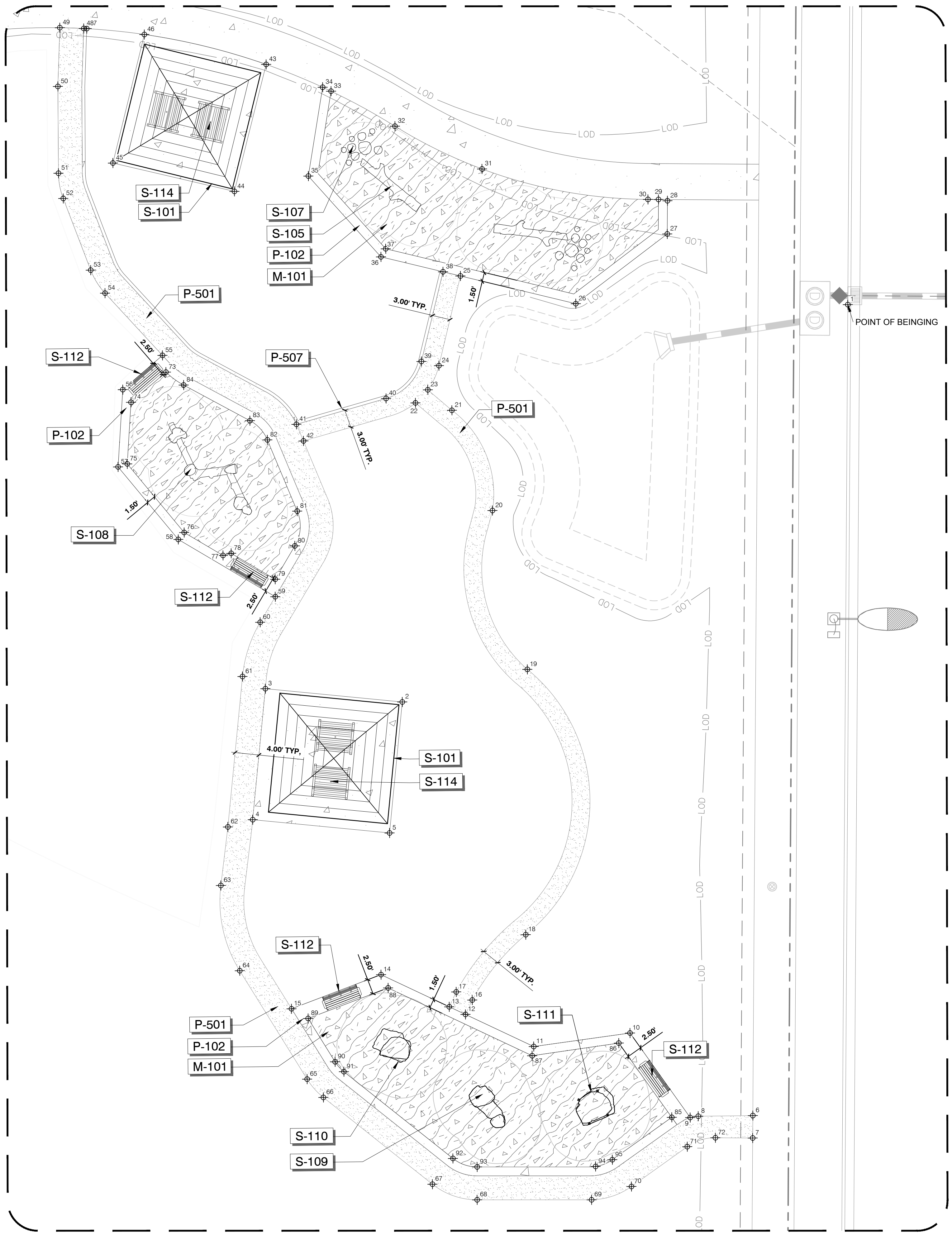
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 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 3
 LANDSCAPE PLAN
 STAR, IDAHO

DRAWING NAME: LP-PH3.DWG	DRAWN BY: TL
PROJECT No.: 09383306	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V): N/A	



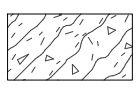
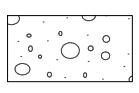
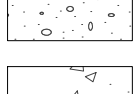
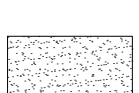

SHEET NO.
L1.1
 2 OF 8



NORTHING/EASTING POINT SCHEDULE

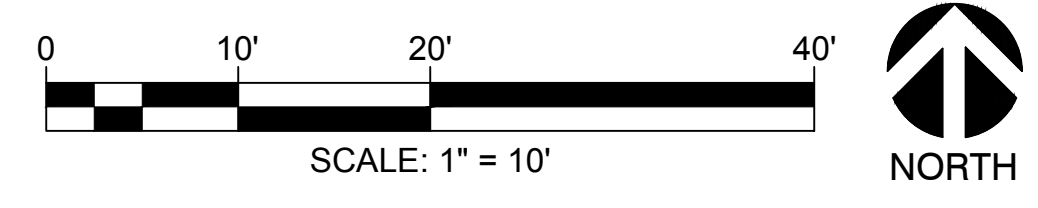
POINT	DESCRIPTION	NORTHING	EASTING
1	Point of beginning (0,0)	N 0.0000	E 0.0000
2		S 65.4983	W 75.2940
3		S 62.9964	W 98.1576
4		S 84.8666	W 100.5431
5		S 87.3702	W 77.6873
6		S 135.3556	W 17.5423
7		S 139.1061	W 17.6126
8		S 135.3556	W 26.6656
9		S 135.5513	W 28.0178
10		S 121.3038	W 37.9048
11		S 123.3667	W 54.0306
12		S 117.8564	W 65.3735
13		S 116.5492	W 68.0720
14		S 111.0354	W 79.4072
15		S 116.5901	W 94.4443
16		S 115.4644	W 64.2116
17		S 114.0713	W 66.8701
18		S 104.6547	W 55.1309
19		S 60.3068	W 54.3207
20		S 33.6811	W 59.8307
21		S 16.8458	W 66.4002
22		S 15.5351	W 72.4763
23		S 13.3756	W 70.3894
24		S 9.3579	W 68.4764
25		N 5.5899	W 64.6954
26		N 0.7190	W 45.4707
27		N 12.1868	W 30.0377
28		N 17.7390	W 29.9335
29		N 17.9698	W 31.4294
30		N 18.0028	W 33.1889
31		N 23.4352	W 60.8704
32		N 30.7638	W 75.3316
33		N 36.7430	W 85.9441
34		N 37.4217	W 87.3411
35		N 22.5979	W 89.9097
36		N 8.9478	W 77.9433
37		N 10.2898	W 77.1327
38		N 6.3270	W 67.6035
39		S 8.6208	W 71.3922
40		S 14.7277	W 77.3763
41		S 18.8675	W 92.4190
42		S 21.6640	W 91.2743
43		N 41.3523	W 96.7401
44		N 20.1906	W 102.3106
45		N 25.1812	W 122.5664
46		N 46.6058	W 117.0433
47		N 47.7109	W 126.6614
48		N 47.7333	W 127.1609
49		N 47.9141	W 131.1569
50		N 38.1004	W 131.6008
51		N 23.5883	W 131.6793
52		N 19.3669	W 130.9367
53		N 7.9221	W 126.4894
54		N 3.4463	W 124.1476
55		S 7.0716	W 114.6715
56		S 12.7142	W 121.3754
57		S 25.6195	W 122.3246
58		S 37.8688	W 112.4069
59		S 47.6440	W 96.3109
60		S 51.8876	W 98.8881
61		S 60.9143	W 101.9537
62		S 86.0313	W 104.7022
63		S 95.7980	W 106.0019
64		S 110.0840	W 103.0197
65		S 128.3519	W 91.9728
66		S 131.4381	W 89.2932
67		S 146.1706	W 71.2470
68		S 148.8740	W 63.8057
69		S 149.1055	W 44.6722
70		S 146.9615	W 37.9806
71		S 140.4177	W 28.5614
72		S 138.9891	W 23.8468
73		S 9.8819	W 114.1269
74		S 14.8491	W 120.0284
75		S 25.1372	W 120.7851
76		S 36.7221	W 111.4053
77		S 40.6336	W 104.9645
78		S 40.2976	W 103.5913
79		S 44.7238	W 96.2924
80		S 39.1925	W 92.9332
81		S 33.3787	W 92.4641
82		S 21.4121	W 97.3101
83		S 18.1649	W 100.1871
84		S 12.0736	W 111.1921
85		S 135.4849	W 31.0970
86		S 122.9621	W 39.7969
87		S 124.8948	W 54.3176
88		S 113.2698	W 78.2479
89		S 118.2074	W 91.6799
90		S 125.5059	W 87.2664
91		S 127.1775	W 85.8149
92		S 141.9101	W 67.7688
93		S 143.3745	W 63.7381
94		S 143.5451	W 43.9364
95		S 142.4446	W 41.1186

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
F-201	VINYL FENCING Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.
P-102	DESCRIPTION 6" X 18" Concrete Header w/ turndown at play surfacing
P-504	Metal Edging
P-505	12" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.
P-507	6" Mow Curb
S-101	SITE FURNISHINGS 20' x 20' PAVILLION, BASIS OF DESIGN: MESA BY CLASSIC RECREATION
S-105	PLAY EQUIPMENT, BALANCE LOG, BASIS OF DESGN: Playcraft Model AP009. Fall height 1' 2 1/8"
S-107	PLAY EQUIPMENT, STEPPING STUMPS, BASIS OF DESGN: Playcraft Model SF002 (SM, MD, LG). Fall height 1'6" (max).
S-108	PLAY EQUIPMENT, BALANCE LOG COURSE, BASIS OF DESGN: Playcraft Model AP015. Fall height 3' 6 7/8"
S-109	PLAY EQUIPMENT, ROCK ARCH, BASIS OF DESGN: Playcraft Model CB015. Fall height 3' 2 7/8"
S-110	PLAY EQUIPMENT, SANDSTONE BOULDER, BASIS OF DESGN: Playcraft Model CB006. Fall height 5' 8 1/8"
S-111	PLAY EQUIPMENT, 6 BY BOULDER, BASIS OF DESIGN: Playcraft Model CB007. Fall height 6' 6"
S-112	Anova RCPMC6 Madison 6ft. recycled plastic contour bench Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic
S-114	Anova RCPWTS Wainwright 6ft. Picnic Table. 29in.H x 64in.W x 72in.LxL Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic
	DESCRIPTION Engineered Wood Fiber for play area Reference play equipment manufacture for proper depth according to fall height, approved through submittal and installed per manufacturers recommendations
	Rip-Rap Rock - 4" - 6" Angular, Warm Tan Color 6" Depth
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth
	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709
	Crusher Fines Path 1 1/4" Minus, 4" Depth Over Weed Filter Fabric

DATE: 3/6/2024 2:17 PM
 USER: LARSEN, TATE
 PATH: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 01-P-PH3.DWG
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DRAWING NAME: LP-PH3.DWG
 PROJECT No.: 093833006
 SCALE (H)/SEE SHEET
 SCALE (V)/N/A
 DRAWN BY: TL
 CHECKED BY: CMR
 DESIGNED BY: LE

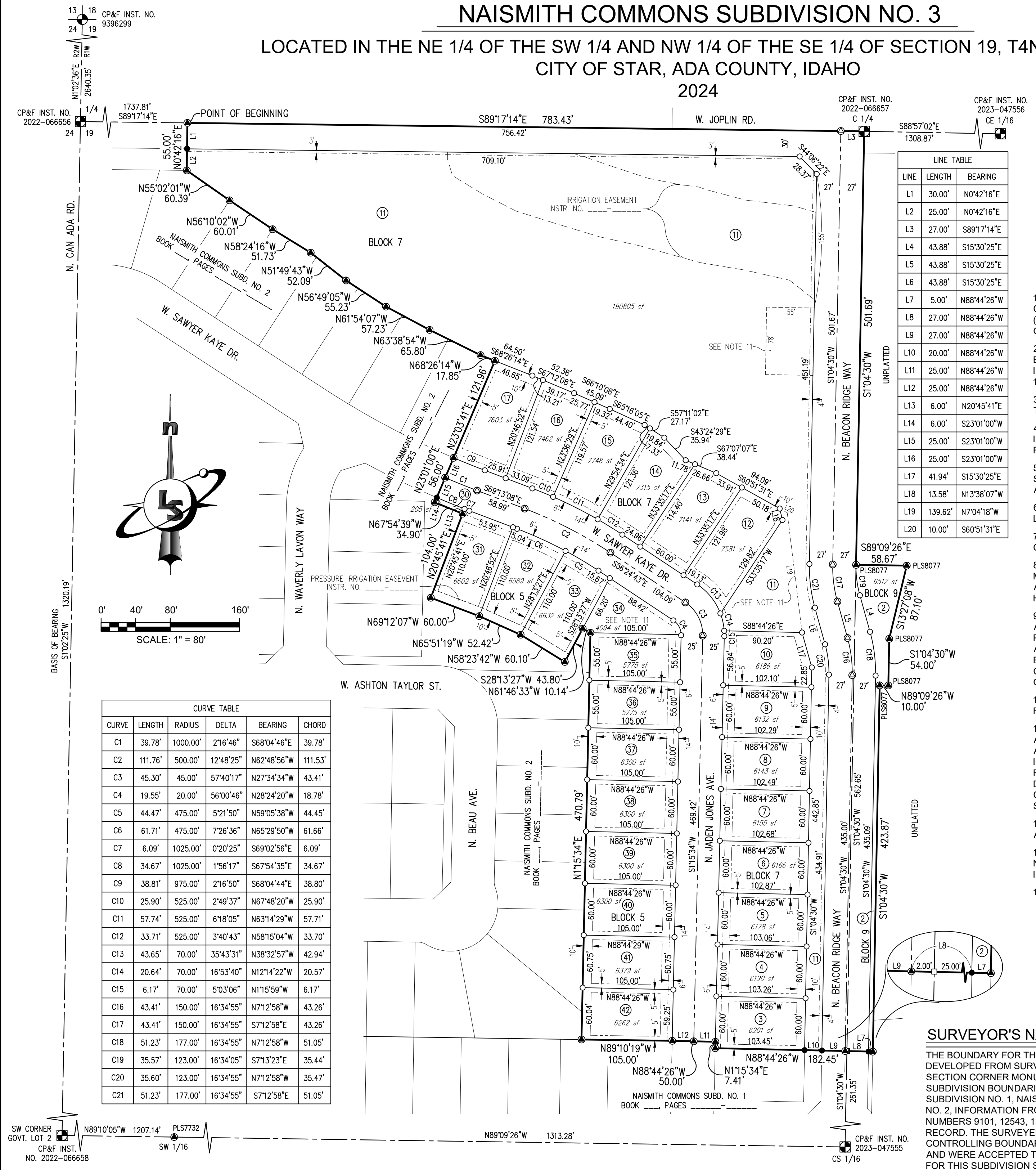
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**NAISMITH COMMONS - PHASE 3
 LANDSCAPE ENLARGEMENT
 STAR, IDAHO**

SEAL
 STATE OF IDAHO
 LANDSCAPE ARCHITECT
 Christopher M. Rose
 LA-16751
 3/6/2024
 SHEET NO.
L1.4
 5 OF 8

NAISMITH COMMONS SUBDIVISION NO. 3

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 19, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2024



LEGEND

⊠	FOUND ALUMINUM CAP MONUMENT	---	SECTION LINE
⊙	FOUND BRASS CAP MONUMENT	---	CENTER LINE
●	FOUND 5/8" REBAR, PLS 11118 OR AS NOTED	---	ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 11
○	FOUND 1/2" REBAR, PLS 11118	---	ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO. _____
○	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP	---	PUBLIC UTILITY & 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
		---	ADJACENT PROPERTY LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N0°42'16"E
L2	25.00'	N0°42'16"E
L3	27.00'	S89°17'14"E
L4	43.88'	S15°30'25"E
L5	43.88'	S15°30'25"E
L6	43.88'	S15°30'25"E
L7	5.00'	N88°44'26"W
L8	27.00'	N88°44'26"W
L9	27.00'	N88°44'26"W
L10	20.00'	N88°44'26"W
L11	25.00'	N88°44'26"W
L12	25.00'	N88°44'26"W
L13	6.00'	N20°45'41"E
L14	6.00'	S23°01'00"W
L15	25.00'	S23°01'00"W
L16	25.00'	S23°01'00"W
L17	41.94'	S15°30'25"E
L18	13.58'	N13°38'07"W
L19	139.62'	N7°04'18"W
L20	10.00'	S60°51'31"E

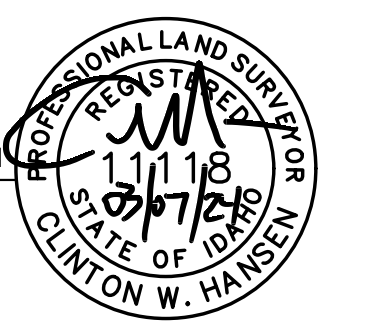
- NOTES**
- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 - UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
 - 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 TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
 - 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.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
 - BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
 - LOTS 30 AND 34, BLOCK 5; LOT 11, BLOCK 7 AND LOT 2, BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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 DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
 - LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED 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 THE 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 DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
 - THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
 - DIRECT LOT ACCESS TO W. JOPLIN ROAD OR N. BEACON RIDGE WAY IS PROHIBITED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.78'	1000.00'	2'16"46"	S68°04'46"E	39.78'
C2	111.76'	500.00'	12'48"25"	N62°48'56"W	111.53'
C3	45.30'	45.00'	57'40"17"	N27°34'34"W	43.41'
C4	19.55'	20.00'	56'00"46"	N28°24'20"W	18.78'
C5	44.47'	475.00'	5'21"50"	N59°05'38"W	44.45'
C6	61.71'	475.00'	7'26"36"	N65°29'50"W	61.66'
C7	6.09'	1025.00'	0'20"25"	S69°02'56"E	6.09'
C8	34.67'	1025.00'	1'56"17"	S67°54'35"E	34.67'
C9	38.81'	975.00'	2'16"50"	S68°04'44"E	38.80'
C10	25.90'	525.00'	2'49"37"	N67°48'20"W	25.90'
C11	57.74'	525.00'	6'18"05"	N63°14'29"W	57.71'
C12	33.71'	525.00'	3'40"43"	N58°15'04"W	33.70'
C13	43.65'	70.00'	35'43"31"	N38°32'57"W	42.94'
C14	20.64'	70.00'	16'53"40"	N12°14'22"W	20.57'
C15	6.17'	70.00'	5'03"06"	N1°15'59"W	6.17'
C16	43.41'	150.00'	16'34"55"	N7°12'58"W	43.26'
C17	43.41'	150.00'	16'34"55"	S7°12'58"E	43.26'
C18	51.23'	177.00'	16'34"55"	N7°12'58"W	51.05'
C19	35.57'	123.00'	16'34"05"	S7°13'23"E	35.44'
C20	35.60'	123.00'	16'34"55"	N7°12'58"W	35.47'
C21	51.23'	177.00'	16'34"55"	S7°12'58"E	51.05'

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, NAISMITH COMMONS SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, 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.



LandSolutions
Land Surveying and Consulting

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

NAISMITH COMMONS SUBDIVISION NO. 3

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 NAISMITH COMMONS SUBDIVISION NO. 3;

A PARCEL BEING LOCATED IN THE NE ¼ OF THE SW ¼ AND THE NW ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ (W ¼ CORNER) OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 19 BEARS S 1°02'25" W A DISTANCE OF 1320.19 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼ S 89°17'14" E A DISTANCE OF 1737.81 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING THE NORTHEASTERLY CORNER OF NAISMITH COMMONS SUBDIVISION NO. 2, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 89°17'14" E A DISTANCE OF 783.43 FEET TO THE NORTHEAST CORNER OF THE SW ¼ (CENTER ¼ CORNER) OF SAID SECTION 19;

THENCE ALONG THE EASTERLY BOUNDARY OF THE NE ¼ OF SAID SW ¼ S 1°04'30" W A DISTANCE OF 501.69 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°09'26" E A DISTANCE OF 58.67 FEET TO POINT;

THENCE S 13°27'08" W A DISTANCE OF 87.10 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 54.00 FEET TO A POINT;

THENCE N 89°09'26" W A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 423.87 FEET TO THE NORTHEASTERLY CORNER OF NAISMITH COMMONS SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 88°44'26" W A DISTANCE OF 182.45 FEET TO A POINT;

THENCE N 1°15'34" E A DISTANCE OF 7.41 FEET TO A POINT;

THENCE N 88°44'26" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°10'19" W A DISTANCE OF 105.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID NAISMITH COMMONS SUBDIVISION NO. 2;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 1°15'34" E A DISTANCE OF 470.79 FEET TO A POINT;

THENCE N 61°46'33" W A DISTANCE OF 10.14 FEET TO A POINT;

THENCE S 28°13'27" W A DISTANCE OF 43.80 FEET TO A POINT;

THENCE N 58°23'42" W A DISTANCE OF 60.10 FEET TO A POINT;

THENCE N 65°51'19" W A DISTANCE OF 52.42 FEET TO A POINT;

THENCE N 69°12'07" W A DISTANCE OF 60.00 FEET TO A POINT;

THENCE N 20°45'41" E A DISTANCE OF 104.00 FEET TO A POINT;

THENCE N 67°54'39" W A DISTANCE OF 34.90 FEET TO A POINT;

THENCE N 23°01'00" E A DISTANCE OF 56.00 FEET TO A POINT;

THENCE N 23°03'41" E A DISTANCE OF 121.96 FEET TO A POINT;

THENCE N 68°26'14" W A DISTANCE OF 17.85 FEET TO A POINT;

THENCE N 63°38'54" W A DISTANCE OF 65.80 FEET TO A POINT;

THENCE N 61°54'07" W A DISTANCE OF 57.23 FEET TO A POINT;

THENCE N 56°49'05" W A DISTANCE OF 55.23 FEET TO A POINT;

THENCE N 51°49'43" W A DISTANCE OF 52.09 FEET TO A POINT;

THENCE N 58°24'16" W A DISTANCE OF 51.73 FEET TO A POINT;

THENCE N 56°10'02" W A DISTANCE OF 60.01 FEET TO A POINT;

THENCE N 55°02'01" W A DISTANCE OF 60.39 FEET TO A POINT;

THENCE N 0°42'16" E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 11.16 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT. 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 _____ DAY OF _____, 20____.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY JEFFREY CLEMENS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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 _____

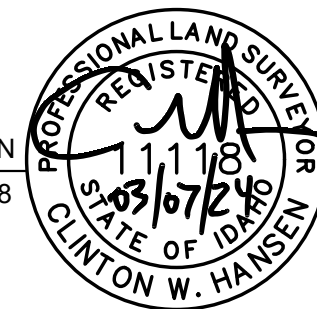
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF _____

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



LandSolutions

Land Surveying and Consulting

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

NAISMITH COMMONS SUBDIVISION NO. 3

BOOK _____, PAGE _____

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.

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 ____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

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, _____, HEREBY APPROVE THIS PLAT.

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 ____ DAY OF _____, 20____.

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.

ADA COUNTY SURVEYOR

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: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 8, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Naismith Commons Subdivision Phase 3 Final Plat

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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 Conservations 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.

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,



Aaron Scheff
Regional Administrator

c:

2021AEK

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, April 12, 2024 12:25 PM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

Hello Shawn –

After careful review of the transmittal submitted to ITD on April 2, 2024, regarding Naismith Commons Subdivision Phase 3 Final Plat, the Department has no comments or concerns to make at this time. We have previously submitted a TIS Acceptance letter dated September 29, 2022 with no recommendations.



Niki Benyakhlef
 Development Services Coordinator

District 3 Development Services
 O: 208.334.8337 | C: 208.296.9750
 Email: niki.benyakhlef@itd.idaho.gov
 Website: itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, April 2, 2024 1:43 PM
To: chopper@hwydistrict4.org; Iriccio@hwydistrict4.org; jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-24-02

Development Name/Section Naismith Commons 3CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 14. _____

Reviewed By: Ron B... Date: 4/12/24

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on May 7, 2024 at Star City Hall, 10769 W. State Street, at 7:00 pm, or as soon thereafter as the matter may be heard. Please see City Website www.staridaho.org or contact us for Virtual Public Hearing Instructions.

Application: Request from the City of Star to update and amend portions of their Municipal Code, including the current Unified Development Code, Title 8, Chapters 1 through 8, and Titles 1 through 7 and Title 10.

Applicant: City of Star

Action: The following Sections of the Unified Development Code will be reviewed for amendment:

CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS;

The following Sections of Titles 1 through 7 and Title 10 will be reviewed for amendment:

UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL.

Information/Comments: A complete copy of the Ordinance Amendment is available at City Hall for public review or may be reviewed at staridaho.org/udcupdate. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2:00 pm on May 2, 2024.

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.

Jacob M. Qualls
City Clerk



CITY OF STAR
LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **MAY 7, 2024 PUBLIC HEARING**

RE: Municipal Code Text Amendment



APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



Staff has provided Council with the following information:

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

TITLE 8 UNIFIED DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next public hearing city council meeting date, following any pertinent ~~the notice requirements~~ provided by ~~sub~~section 8-1A-6E.

8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, deannexation, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, vacations, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than twelve ~~three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

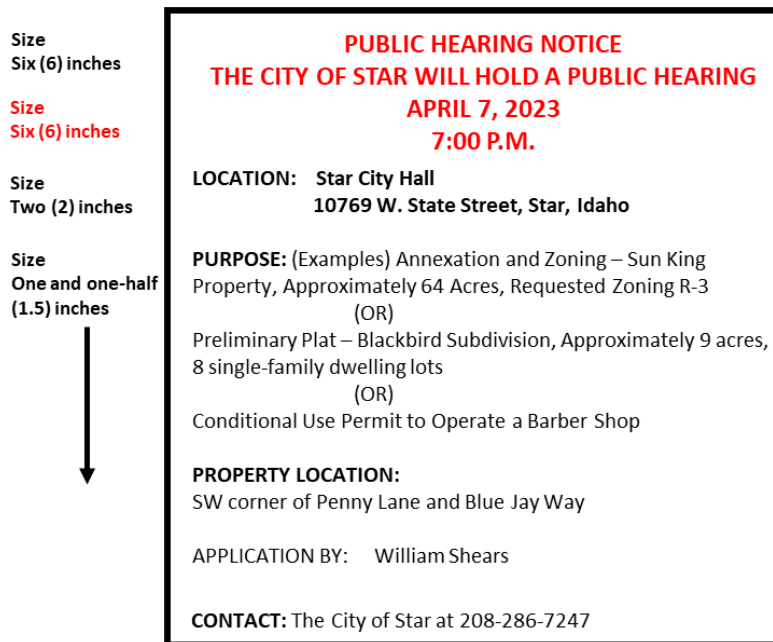
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

8-1A-8: INDEFINITE DEFERRAL PROCESS:

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

ARTICLE B

APPLICATION CRITERIA

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

8-1B-8: VACATION OF PLATS:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. 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, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, ~~not to exceed one (1) year~~.

8-1B-4: CONDITIONAL USES:

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

8-1B-8: VACATIONS OF PLATS:

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

ARTICLE C. SURETY AGREEMENTS**8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A-all work shall be completed and surety release requested within one (1) year of acceptance by the City. 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.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

ARTICLE D

IMPLEMENTATION PROVISIONS

8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

ARTICLE E

DEFINITIONS

8-1E-1: TERMS DEFINED:

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

BUILD TO RENT COMMUNITY (BTR): Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is ~~required~~ necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and ~~a residential components~~ and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

MIXED USE DEVELOPMENT: The development of a tract of land ~~or building or structure~~ 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.

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A

DISTRICTS ESTABLISHED

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. ~~High density housing is encouraged~~ Residential uses, including higher densities may be allowed on the upper floors of ~~mixed-use~~ 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.

(C-1) NEIGHBORHOOD BUSINESS 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.

(C-2) GENERAL BUSINESS 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.

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>												
USES	A	RR	R	CBD	C-1	C-2	LO	LI	PS	MU	RC	
Church or place of religious worship	P <u>C</u>	P <u>C</u>	C	N <u>C</u>	C	C	C	N	C	C	N	
Convenience store	N	N	N	P <u>C</u>	C	P <u>C</u>	P <u>C</u>	P <u>C</u>	N	C	C	
Event/ Entertainment Center Facility , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	N	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	P <u>C</u>	C	P	N	C	N	
Institution	N	N	N	C	C	P	N	N	C	C	C	
Lagoon	N	N	N	N	N	N	N	C	C	N	N	
Multiple Use Building <u>1</u>	N	N	N	C	C	C	C	C	N	C	C	
Shopping <u>or Commercial</u> center	N	N	N	P <u>C</u>	C	P <u>C</u>	N	N	N	C	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
CBD	35'/ <u>60</u> ' ⁵	0'	0'	0' ⁴	0'
C-1	35'	20'	5'	0' ⁴	20'
C-2	35'/ <u>60</u> ' ⁵	20'	5'	0' ⁴	20'
LO	35'	20'	10'	0' ⁴	20'
IL	35'/ <u>60</u> ' ⁵	20'	5'	0' ⁴	20'
MU	35'/ <u>60</u> ' ⁵	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

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, ~~H 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.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

ARTICLE B

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-3: RESIDENTIAL DISTRICTS:

- A. 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.



2. Two-story detached structures shall 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 pitched 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 housing architectural 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 types styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural types styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural types 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~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
 - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
 - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
 - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
 - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

ARTICLE C

ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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:

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.

- 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.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

5) 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.

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in ~~mixed-use~~ multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. 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.
- F. 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.

ARTICLE E

ADDITIONAL MIXED-USE DISTRICT STANDARDS

8-3E-1: MU MIXED USE DISTRICT:

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. 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.
- L. 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.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE A. PERFORMANCE STANDARDS

- 8-4A-1: PURPOSE:**
- 8-4A-2: APPLICABILITY:**
- 8-4A-3: ACCESSORY STRUCTURES:**
- 8-4A-4: ADDRESS NUMBERING:**
- 8-4A-5: BIKEWAYS:**
- 8-4A-6: BUILDING PERMITS:**
- 8-4A-6-7: CLEAR VISION TRIANGLE:**

8-4A-7 8: OBJECTIONAL CONDITIONS:**8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

8-4A-6: BUILDING PERMITS: Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

8-4A-1011: FENCES:

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

8-4A-1112: GRADING:

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

8-4A-1718: SIDEWALKS AND PARKWAYS:

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS ¹	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum 6 8 Foot (6 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

8-4A-1819: TRAVELING SLEEPING QUARTERS:

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

8-4A-20 21: MAILBOXES:

All mailboxes ~~and~~ 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 in compliance with all transportation authority and postmaster requirements. The design shall be included as part of the preliminary plat submittal.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

8-4E-2: STANDARDS:

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). ~~p~~ Ponds must be aerated. All ponds shall be provided with safety floatation devises (rings) located at reasonable distances, as determined by the administrator;

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

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

Chapter 5

SPECIFIC USE STANDARDS

8-5-15: EVENTS/ENTERTAINMENT FACILITY:

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:

8-5-23: MULTIPLE USE BUILDING:

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
 - a. Temporary street signage;
 - b. Temporary streetlights;
 - c. Street addressing for emergency services and building inspections;
 - d. Temporary fire flows;
 - e. Snow removal plan.
 - f. Star Fire District Approval

8-5-23: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

8-5-~~2729~~: SECONDARY DWELLING UNIT:

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

CHAPTER 6

SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

8-6A-3: PRELIMINARY PLAT PROCESS:

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. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

8-6A-8: TERM OF APPROVALS:

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~EHD4~~ approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

CHAPTER 8

DESIGN AND DEVELOPMENT STANDARDS

ARTICLE A. SIGN STANDARDS

8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

TITLE 3 HEALTH AND SANITATION

3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property¹.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

TITLE 4 PUBLIC SAFETY

4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
 - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
 - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
 - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
 - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
 - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
 - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
 - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
 - c. An animal attacks other animals;
 - d. An animal trespasses upon public or private property in such a manner as to damage the property;
 - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
 - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
 - 1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
 - 2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
 - 3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

4-4-4: Maintenance Of Farm Animals Within City

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
 - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
 - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
 - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
 - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
 1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
 2. Swine of any kind are not allowed in the Star city limits. and
 3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
 4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
 5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
 6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
 7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
 8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

TITLE 5 MOTOR VEHICLE AND TRAFFIC**5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

5-2-7: Extended Parking Prohibited

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

TITLE 7 BUILDING REGULATIONS

CHAPTER 1 BUILDING CODES AND REGULATIONS

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

7-1-5: Building Codes Adopted; Regulations; Permits

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
 - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
 - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
 - a. In each new attached enclosed garage.
 - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

7-1-6: National Electrical Code: Regulations; Permits

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

7-1-8: International Fire Code

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

7-1-89: Copies Of Adopted Codes On File

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

Shawn Nickel

From: Becky McKay <Beckym@engsol.org>
Sent: Thursday, April 25, 2024 11:03 AM
To: Shawn Nickel
Subject: RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7th.

Thank you for working with development sector on this code update.

Becky McKay, Partner
Engineering Solutions LLP
1029 N Rosario St. #100
Meridian, ID 83642.
208-938-0980



From: Shawn Nickel <snickel@staridaho.org>
Sent: Wednesday, April 24, 2024 1:41 PM
To: Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>
Subject: RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 26, 2023 6:35:03 PM
Last Modified: Thursday, October 26, 2023 6:39:18 PM
Time Spent: 00:04:15
IP Address: 75.174.107.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 2:39:50 PM
Last Modified: Friday, October 27, 2023 2:52:33 PM
Time Spent: 00:12:42
IP Address: 38.44.251.124

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 7:11:22 PM
Last Modified: Friday, October 27, 2023 7:13:58 PM
Time Spent: 00:02:36
IP Address: 172.56.201.73

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:06:07 AM
Last Modified: Saturday, October 28, 2023 7:16:24 AM
Time Spent: 00:10:17
IP Address: 65.129.66.231

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

GRAFFITI: Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

JUNK VEHICLE: Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

NUISANCE: Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

Abateable Nuisance: Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

General Nuisance: Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

NUISANCE MATERIALS: Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing

authority.

NUISANCE WEEDS: Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

4-1-2: RESPONSIBLE PARTY:

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:38:06 AM
Last Modified: Saturday, October 28, 2023 7:40:55 AM
Time Spent: 00:02:48
IP Address: 63.156.228.228

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 2:08:38 PM
Last Modified: Saturday, October 28, 2023 2:14:33 PM
Time Spent: 00:05:55
IP Address: 159.118.200.69

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 3:00:07 PM
Last Modified: Saturday, October 28, 2023 3:03:12 PM
Time Spent: 00:03:05
IP Address: 159.118.193.154

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 4:20:49 PM
Last Modified: Saturday, October 28, 2023 4:27:39 PM
Time Spent: 00:06:50
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 29, 2023 8:28:17 AM
Last Modified: Sunday, October 29, 2023 8:30:32 AM
Time Spent: 00:02:14
IP Address: 66.62.151.221

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

Q2

What changes to Star's zoning code would you like to suggest?

Same as above

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 30, 2023 10:00:41 AM
Last Modified: Monday, October 30, 2023 10:04:16 AM
Time Spent: 00:03:34
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:08:18 AM
Last Modified: Tuesday, October 31, 2023 7:09:41 AM
Time Spent: 00:01:22
IP Address: 104.28.85.155

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:11:22 PM
Last Modified: Tuesday, October 31, 2023 12:12:34 PM
Time Spent: 00:01:11
IP Address: 65.158.153.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

Q2

What changes to Star's zoning code would you like to suggest?

N/A

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:30:30 PM
Last Modified: Tuesday, October 31, 2023 12:32:30 PM
Time Spent: 00:01:59
IP Address: 67.41.44.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:11:18 PM
Last Modified: Tuesday, October 31, 2023 1:23:38 PM
Time Spent: 00:12:19
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acreage.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:31:37 PM
Last Modified: Tuesday, October 31, 2023 1:35:28 PM
Time Spent: 00:03:51
IP Address: 38.44.249.241

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:37:21 PM
Last Modified: Tuesday, October 31, 2023 1:38:18 PM
Time Spent: 00:00:57
IP Address: 38.44.249.85

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:50:57 PM
Last Modified: Tuesday, October 31, 2023 1:52:26 PM
Time Spent: 00:01:29
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:17:11 PM
Last Modified: Tuesday, October 31, 2023 2:20:30 PM
Time Spent: 00:03:18
IP Address: 174.230.194.27

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:05 PM
Last Modified: Tuesday, October 31, 2023 2:44:36 PM
Time Spent: 00:00:31
IP Address: 69.92.71.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:46:05 PM
Last Modified: Tuesday, October 31, 2023 2:49:19 PM
Time Spent: 00:03:13
IP Address: 24.117.63.76

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:35 PM
Last Modified: Tuesday, October 31, 2023 3:07:01 PM
Time Spent: 00:22:25
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:14:44 PM
Last Modified: Tuesday, October 31, 2023 3:16:14 PM
Time Spent: 00:01:30
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:21:30 PM
Last Modified: Tuesday, October 31, 2023 3:28:15 PM
Time Spent: 00:06:44
IP Address: 174.27.193.40

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf

2) No HOA can restrict amount of chickens or livestock

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:43:21 PM
Last Modified: Tuesday, October 31, 2023 3:53:16 PM
Time Spent: 00:09:55
IP Address: 173.47.19.251

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:09:39 PM
Last Modified: Tuesday, October 31, 2023 4:15:04 PM
Time Spent: 00:05:25
IP Address: 166.205.132.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:24:00 PM
Last Modified: Tuesday, October 31, 2023 4:26:49 PM
Time Spent: 00:02:48
IP Address: 174.247.155.218

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:33:31 PM
Last Modified: Tuesday, October 31, 2023 5:34:45 PM
Time Spent: 00:01:13
IP Address: 24.117.229.82

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:37:29 PM
Last Modified: Tuesday, October 31, 2023 5:41:10 PM
Time Spent: 00:03:40
IP Address: 174.230.196.44

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
 - I'd suggest no more than 10 hens
 - No roosters
 - Must be confined to your property
 - Like having dogs, you are responsible for keeping the coop clean
-

Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:48:01 PM
Last Modified: Tuesday, October 31, 2023 6:50:55 PM
Time Spent: 00:02:53
IP Address: 67.60.113.35

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:54:59 PM
Last Modified: Tuesday, October 31, 2023 6:57:28 PM
Time Spent: 00:02:29
IP Address: 69.92.70.6

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:21:30 PM
Last Modified: Tuesday, October 31, 2023 7:22:03 PM
Time Spent: 00:00:32
IP Address: 172.58.144.13

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:13:52 PM
Last Modified: Wednesday, November 01, 2023 7:04:27 AM
Time Spent: 13:50:35
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 7:06:58 AM
Last Modified: Wednesday, November 01, 2023 7:10:12 AM
Time Spent: 00:03:14
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:07:00 AM
Last Modified: Wednesday, November 01, 2023 10:09:11 AM
Time Spent: 00:02:11
IP Address: 69.92.70.250

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:13:20 AM
Last Modified: Wednesday, November 01, 2023 10:16:30 AM
Time Spent: 00:03:10
IP Address: 174.204.0.159

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 11:54:18 AM
Last Modified: Wednesday, November 01, 2023 11:55:05 AM
Time Spent: 00:00:46
IP Address: 184.99.103.189

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 3:52:52 PM
Last Modified: Wednesday, November 01, 2023 3:55:36 PM
Time Spent: 00:02:43
IP Address: 174.247.148.79

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 8:18:38 AM
Last Modified: Thursday, November 02, 2023 8:22:41 AM
Time Spent: 00:04:02
IP Address: 173.207.90.188

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 4:24:04 PM
Last Modified: Thursday, November 02, 2023 4:24:40 PM
Time Spent: 00:00:36
IP Address: 24.119.100.191

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 06, 2023 8:29:02 PM
Last Modified: Monday, November 06, 2023 8:35:17 PM
Time Spent: 00:06:15
IP Address: 75.174.98.99

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 9:58:35 AM
Last Modified: Tuesday, November 07, 2023 10:03:12 AM
Time Spent: 00:04:37
IP Address: 69.9.49.78

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 10:52:16 AM
Last Modified: Tuesday, November 07, 2023 11:07:52 AM
Time Spent: 00:15:36
IP Address: 96.19.188.105

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 5:23:18 PM
Last Modified: Tuesday, November 07, 2023 5:24:25 PM
Time Spent: 00:01:06
IP Address: 75.174.114.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 11:06:29 AM
Last Modified: Wednesday, November 08, 2023 11:07:50 AM
Time Spent: 00:01:21
IP Address: 38.44.250.214

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 5:13:23 PM
Last Modified: Wednesday, November 08, 2023 5:16:43 PM
Time Spent: 00:03:19
IP Address: 75.174.172.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 2:05:24 PM
Last Modified: Thursday, November 09, 2023 2:10:10 PM
Time Spent: 00:04:45
IP Address: 69.92.69.184

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings)

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 7:29:24 PM
Last Modified: Thursday, November 09, 2023 7:56:51 PM
Time Spent: 00:27:26
IP Address: 75.174.120.112

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:20:53 PM
Last Modified: Thursday, November 09, 2023 8:26:17 PM
Time Spent: 00:05:23
IP Address: 184.99.108.197

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:23:46 PM
Last Modified: Thursday, November 09, 2023 8:26:52 PM
Time Spent: 00:03:06
IP Address: 38.18.212.139

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:16:58 PM
Last Modified: Thursday, November 09, 2023 9:20:40 PM
Time Spent: 00:03:42
IP Address: 184.99.104.172

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance (setbacks) between the new developments and the space between each house. Too many cookie cutter developments going in .

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:53:30 PM
Last Modified: Thursday, November 09, 2023 10:01:17 PM
Time Spent: 00:07:46
IP Address: 96.19.21.253

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 10:32:48 PM
Last Modified: Thursday, November 09, 2023 10:34:32 PM
Time Spent: 00:01:44
IP Address: 104.245.22.138

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:49:17 AM
Last Modified: Friday, November 10, 2023 4:51:17 AM
Time Spent: 00:01:59
IP Address: 65.129.121.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 7:13:30 AM
Last Modified: Friday, November 10, 2023 7:14:30 AM
Time Spent: 00:01:00
IP Address: 75.174.106.87

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 6:53:02 AM
Last Modified: Friday, November 10, 2023 7:55:00 AM
Time Spent: 01:01:57
IP Address: 142.0.220.227

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 11:15:56 AM
Last Modified: Friday, November 10, 2023 11:36:55 AM
Time Spent: 00:20:59
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:11:29 PM
Last Modified: Friday, November 10, 2023 12:20:46 PM
Time Spent: 00:09:17
IP Address: 173.207.126.32

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:21:42 PM
Last Modified: Friday, November 10, 2023 12:24:15 PM
Time Spent: 00:02:32
IP Address: 174.27.69.9

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
 - Creating a Code of Ethics
 - Have Date on Public Hearing Signs large and bold for us to read
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects
 - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
 - Have a list of developments approved in the project
 - Make public records requests available online
-

Q2

What changes to Star's zoning code would you like to suggest?

Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:20:00 PM
Last Modified: Friday, November 10, 2023 12:27:08 PM
Time Spent: 00:07:07
IP Address: 216.21.25.198

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:26:51 PM
Last Modified: Friday, November 10, 2023 12:33:45 PM
Time Spent: 00:06:53
IP Address: 173.207.23.223

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:39 PM
Last Modified: Friday, November 10, 2023 12:35:30 PM
Time Spent: 00:00:50
IP Address: 159.118.200.104

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:04 PM
Last Modified: Friday, November 10, 2023 12:35:36 PM
Time Spent: 00:03:31
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
 - Create a Code of Ethics
 - Redo the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects.
 - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:17 PM
Last Modified: Friday, November 10, 2023 12:36:02 PM
Time Spent: 00:03:45
IP Address: 52.8.21.134

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
-

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:36:32 PM
Last Modified: Friday, November 10, 2023 12:37:28 PM
Time Spent: 00:00:55
IP Address: 174.27.141.15

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:37 PM
Last Modified: Friday, November 10, 2023 12:41:29 PM
Time Spent: 00:06:51
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density
-No more storage units
-No more multi-family apartments/townhomes
-More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:52:20 PM
Last Modified: Friday, November 10, 2023 12:58:28 PM
Time Spent: 00:06:08
IP Address: 65.129.56.183

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:57:35 PM
Last Modified: Friday, November 10, 2023 12:59:19 PM
Time Spent: 00:01:43
IP Address: 65.129.124.143

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:02:35 PM
Last Modified: Friday, November 10, 2023 1:06:45 PM
Time Spent: 00:04:09
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:10:12 PM
Last Modified: Friday, November 10, 2023 1:10:29 PM
Time Spent: 00:00:17
IP Address: 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:01:55 PM
Last Modified: Friday, November 10, 2023 1:10:55 PM
Time Spent: 00:09:00
IP Address: 65.129.63.51

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:31:43 PM
Last Modified: Friday, November 10, 2023 1:37:02 PM
Time Spent: 00:05:18
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:38:32 PM
Last Modified: Friday, November 10, 2023 1:39:18 PM
Time Spent: 00:00:45
IP Address: 174.27.163.57

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:49:51 PM
Last Modified: Friday, November 10, 2023 1:51:40 PM
Time Spent: 00:01:48
IP Address: 24.119.55.30

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

Q2

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:56:59 PM
Last Modified: Friday, November 10, 2023 1:58:06 PM
Time Spent: 00:01:06
IP Address: 142.0.221.12

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
 - More diversified commercial
-

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:05:26 PM
Last Modified: Friday, November 10, 2023 2:09:03 PM
Time Spent: 00:03:37
IP Address: 173.239.254.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:10:19 PM
Last Modified: Friday, November 10, 2023 2:12:24 PM
Time Spent: 00:02:04
IP Address: 104.28.111.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:12:58 PM
Last Modified: Friday, November 10, 2023 2:19:59 PM
Time Spent: 00:07:01
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:25:52 PM
Last Modified: Friday, November 10, 2023 2:25:58 PM
Time Spent: 00:00:06
IP Address: 69.92.172.247

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:22:44 PM
Last Modified: Friday, November 10, 2023 2:26:05 PM
Time Spent: 00:03:20
IP Address: 75.174.82.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

Q2

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:34:31 PM
Last Modified: Friday, November 10, 2023 2:36:19 PM
Time Spent: 00:01:47
IP Address: 173.207.183.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

Q2

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:01 PM
Last Modified: Friday, November 10, 2023 2:46:36 PM
Time Spent: 00:02:35
IP Address: 38.44.249.206

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.
Better roads that can handle the influx of traffic.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:20 PM
Last Modified: Friday, November 10, 2023 2:48:17 PM
Time Spent: 00:03:57
IP Address: 12.74.220.3

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.

Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:51:29 PM
Last Modified: Friday, November 10, 2023 2:52:58 PM
Time Spent: 00:01:29
IP Address: 174.247.144.5

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:34 PM
Last Modified: Friday, November 10, 2023 2:54:12 PM
Time Spent: 00:03:37
IP Address: 160.2.185.141

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!
why did you not give us more time?? I got this email at 2:30....can't read everything.

Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:21 PM
Last Modified: Friday, November 10, 2023 3:01:48 PM
Time Spent: 00:11:27
IP Address: 65.129.69.90

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

*Create a Code of Ethics

*Higher level of transparency with meetings & votes

*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

Q2

What changes to Star's zoning code would you like to suggest?

*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

*No more full rental communities (American Star)

*Strictly limit or eliminate STRs such as Air BnB in residential communities

*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:08:52 PM
Last Modified: Friday, November 10, 2023 3:11:08 PM
Time Spent: 00:02:15
IP Address: 65.129.32.116

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Low Density Housing

Q2

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:10:35 PM
Last Modified: Friday, November 10, 2023 3:12:45 PM
Time Spent: 00:02:09
IP Address: 174.230.193.47

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:12:29 PM
Last Modified: Friday, November 10, 2023 3:16:24 PM
Time Spent: 00:03:55
IP Address: 18.144.83.213

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:20:25 PM
Last Modified: Friday, November 10, 2023 3:23:04 PM
Time Spent: 00:02:39
IP Address: 67.61.253.249

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:
No more townhomes or apartments

Q2

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:16 PM
Last Modified: Friday, November 10, 2023 3:36:01 PM
Time Spent: 00:02:45
IP Address: 69.92.172.153

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:25:48 PM
Last Modified: Friday, November 10, 2023 3:36:14 PM
Time Spent: 00:10:25
IP Address: 147.182.251.163

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:06 PM
Last Modified: Friday, November 10, 2023 3:49:56 PM
Time Spent: 00:16:49
IP Address: 98.97.41.10

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
 2. Establish longer time frame for public comment on all proposed development projects.
 3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
-

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:49:15 PM
Last Modified: Friday, November 10, 2023 3:54:32 PM
Time Spent: 00:05:17
IP Address: 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
 2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
 3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations
-

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:16:08 PM
Last Modified: Friday, November 10, 2023 4:17:08 PM
Time Spent: 00:01:00
IP Address: 184.99.73.147

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:07:57 PM
Last Modified: Friday, November 10, 2023 4:17:56 PM
Time Spent: 00:09:59
IP Address: 174.27.171.28

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:22:47 PM
Last Modified: Friday, November 10, 2023 4:26:12 PM
Time Spent: 00:03:25
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:36:39 PM
Last Modified: Friday, November 10, 2023 4:50:51 PM
Time Spent: 00:14:11
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
 2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
 2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
 3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
 4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.

 5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
 6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:05:25 PM
Last Modified: Friday, November 10, 2023 8:06:41 PM
Time Spent: 00:01:16
IP Address: 216.21.27.76

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1
No more storage units
No more townhomes

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:32:21 PM
Last Modified: Friday, November 10, 2023 8:33:40 PM
Time Spent: 00:01:18
IP Address: 38.44.248.48

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 6:54:47 AM
Last Modified: Saturday, November 11, 2023 6:56:46 AM
Time Spent: 00:01:58
IP Address: 98.97.117.177

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 7:28:27 AM
Last Modified: Saturday, November 11, 2023 7:30:17 AM
Time Spent: 00:01:50
IP Address: 104.28.116.52

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 1:19:32 PM
Last Modified: Saturday, November 11, 2023 1:23:38 PM
Time Spent: 00:04:06
IP Address: 12.74.220.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 12, 2023 10:29:34 AM
Last Modified: Sunday, November 12, 2023 10:38:12 AM
Time Spent: 00:08:38
IP Address: 152.37.202.174

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.



CITY OF STAR
LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **MAY 7, 2024 PUBLIC HEARING**

RE: Municipal Code Text Amendment



APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



Staff has provided Council with the following information:

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

TITLE 8 UNIFIED DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next ~~public hearing city council meeting~~ date, following ~~any pertinent the notice requirements~~ provided by ~~sub~~section 8-1A-6~~E~~.

8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, ~~deannexation~~, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~vacations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. ~~Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.~~

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. ~~The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.~~

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than ~~twelve three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

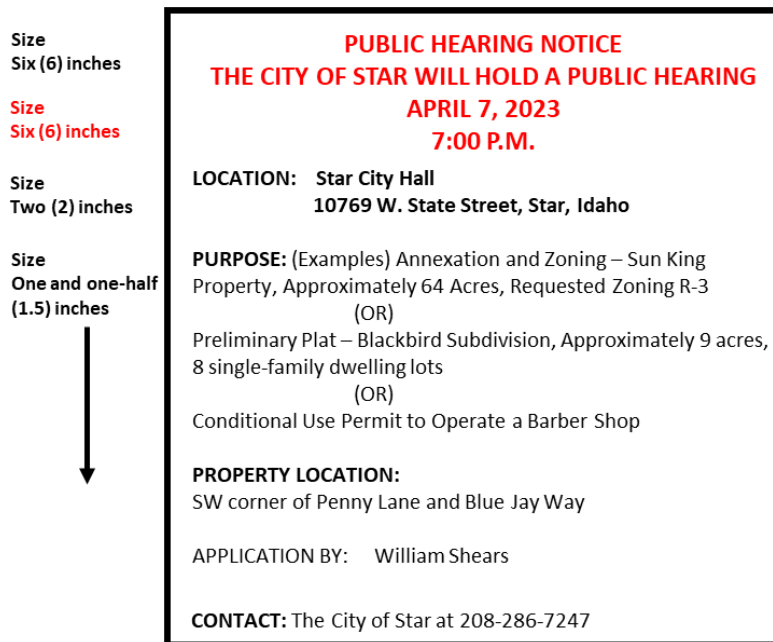
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

8-1A-8: INDEFINITE DEFERRAL PROCESS:

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

ARTICLE B

APPLICATION CRITERIA

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

8-1B-8: VACATION OF PLATS:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. 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, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, not to exceed one (1) year.

8-1B-4: CONDITIONAL USES:

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

8-1B-8: VACATIONS OF PLATS:

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

ARTICLE C. SURETY AGREEMENTS**8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, Aall work shall be completed and surety release requested within one (1) year of acceptance by the City. 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.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

ARTICLE D

IMPLEMENTATION PROVISIONS

8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

ARTICLE E

DEFINITIONS

8-1E-1: TERMS DEFINED:

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

BUILD TO RENT COMMUNITY (BTR): Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

MIXED USE DEVELOPMENT: The development of a tract of land ~~or building or structure~~ 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.

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A

DISTRICTS ESTABLISHED

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. ~~High density housing is encouraged~~ Residential uses, including higher densities may be allowed on the upper floors of ~~mixed-use~~ 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.

(C-1) NEIGHBORHOOD BUSINESS 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.

(C-2) GENERAL BUSINESS 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.

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>												
USES	A	RR	R	CBD	C-1	C-2	LO	LI	PS	MU	RC	
Church or place of religious worship	P <u>C</u>	P <u>C</u>	C	N <u>C</u>	C	C	C	N	C	C	N	
Convenience store	N	N	N	P <u>C</u>	C	P <u>C</u>	P <u>C</u>	P <u>C</u>	N	C	C	
Event/ Entertainment Center Facility , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	N	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	P <u>C</u>	C	P	N	C	N	
Institution	N	N	N	C	C	P	N	N	C	C	C	
Lagoon	N	N	N	N	N	N	N	C	C	N	N	
Multiple Use Building <u>1</u>	N	N	N	C	C	C	C	C	N	C	C	
Shopping <u>or Commercial</u> center	N	N	N	P <u>C</u>	C	P <u>C</u>	N	N	N	C	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
CBD	35'/ 60 ' ⁵	0'	0'	0' ⁴	0'
C-1	35'	20'	5'	0' ⁴	20'
C-2	35'/ 60 ' ⁵	20'	5'	0' ⁴	20'
LO	35'	20'	10'	0' ⁴	20'
IL	35'/ 60 ' ⁵	20'	5'	0' ⁴	20'
MU	35'/ 60 ' ⁵	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

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, ~~H 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.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

ARTICLE B

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-3: RESIDENTIAL DISTRICTS:

- A. 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.



- ~~2. Two-story detached structures shall 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 pitched 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 housing architectural 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 types styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural types styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural types 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~~required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
 - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
 - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
 - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
 - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

ARTICLE C

ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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:

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.

- 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.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

5) 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.

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in ~~mixed-use~~ multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. 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.
- F. 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.

ARTICLE E

ADDITIONAL MIXED-USE DISTRICT STANDARDS

8-3E-1: MU MIXED USE DISTRICT:

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. 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.
- L. 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.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE A. PERFORMANCE STANDARDS

8-4A-1: PURPOSE:

8-4A-2: APPLICABILITY:

8-4A-3: ACCESSORY STRUCTURES:

8-4A-4: ADDRESS NUMBERING:

8-4A-5: BIKEWAYS:

8-4A-6: BUILDING PERMITS:

8-4A-6-7: CLEAR VISION TRIANGLE:

8-4A-7 8: OBJECTIONAL CONDITIONS:**8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

8-4A-6: BUILDING PERMITS: Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

8-4A-1011: FENCES:

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

8-4A-1112: GRADING:

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

8-4A-~~17~~18: SIDEWALKS AND PARKWAYS:

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS ¹	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum 6 8 Foot (6 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

8-4A-~~18~~19: TRAVELING SLEEPING QUARTERS:

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

8-4A-~~20~~ 21: MAILBOXES:

All mailboxes ~~and~~ 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 in compliance with all transportation authority and postmaster requirements. The design shall be included as part of the preliminary plat submittal.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

8-4E-2: STANDARDS:

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). ~~p~~ Ponds must be aerated. All ponds shall be provided with safety floatation devises (rings) located at reasonable distances, as determined by the administrator;

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

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

Chapter 5

SPECIFIC USE STANDARDS

8-5-15: EVENTS/ENTERTAINMENT FACILITY:

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:

8-5-23: MULTIPLE USE BUILDING:

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
 - a. Temporary street signage;
 - b. Temporary streetlights;
 - c. Street addressing for emergency services and building inspections;
 - d. Temporary fire flows;
 - e. Snow removal plan.
 - f. Star Fire District Approval

8-5-23: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

8-5-~~2729~~: SECONDARY DWELLING UNIT:

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

CHAPTER 6

SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

8-6A-3: PRELIMINARY PLAT PROCESS:

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. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

8-6A-8: TERM OF APPROVALS:

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~EHD4~~ approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

CHAPTER 8

DESIGN AND DEVELOPMENT STANDARDS

ARTICLE A. SIGN STANDARDS

8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

TITLE 3 HEALTH AND SANITATION

3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property¹.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

TITLE 4 PUBLIC SAFETY

4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
 - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
 - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
 - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
 - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
 - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
 - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
 - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
 - c. An animal attacks other animals;
 - d. An animal trespasses upon public or private property in such a manner as to damage the property;
 - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
 - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
 1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
 2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
 3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

4-4-4: Maintenance Of Farm Animals Within City

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
 - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
 - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
 - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
 - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
 1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
 2. Swine of any kind are not allowed in the Star city limits. and
 3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
 4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
 5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
 6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
 7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
 8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

TITLE 5 MOTOR VEHICLE AND TRAFFIC**5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

5-2-7: Extended Parking Prohibited

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

TITLE 7 BUILDING REGULATIONS

CHAPTER 1 BUILDING CODES AND REGULATIONS

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

7-1-5: Building Codes Adopted; Regulations; Permits

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
 - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
 - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
 - a. In each new attached enclosed garage.
 - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

7-1-6: National Electrical Code: Regulations; Permits

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

7-1-8: International Fire Code

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

7-1-89: Copies Of Adopted Codes On File

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

Shawn Nickel

From: Becky McKay <Beckym@engsol.org>
Sent: Thursday, April 25, 2024 11:03 AM
To: Shawn Nickel
Subject: RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7th.

Thank you for working with development sector on this code update.

Becky McKay, Partner
Engineering Solutions LLP
1029 N Rosario St. #100
Meridian, ID 83642.
208-938-0980



From: Shawn Nickel <snickel@staridaho.org>
Sent: Wednesday, April 24, 2024 1:41 PM
To: Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>
Subject: RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 26, 2023 6:35:03 PM
Last Modified: Thursday, October 26, 2023 6:39:18 PM
Time Spent: 00:04:15
IP Address: 75.174.107.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 2:39:50 PM
Last Modified: Friday, October 27, 2023 2:52:33 PM
Time Spent: 00:12:42
IP Address: 38.44.251.124

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 7:11:22 PM
Last Modified: Friday, October 27, 2023 7:13:58 PM
Time Spent: 00:02:36
IP Address: 172.56.201.73

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:06:07 AM
Last Modified: Saturday, October 28, 2023 7:16:24 AM
Time Spent: 00:10:17
IP Address: 65.129.66.231

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

GRAFFITI: Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

JUNK VEHICLE: Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

NUISANCE: Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

Abateable Nuisance: Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

General Nuisance: Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

NUISANCE MATERIALS: Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.

authority.

NUISANCE WEEDS: Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

4-1-2: RESPONSIBLE PARTY:

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:38:06 AM
Last Modified: Saturday, October 28, 2023 7:40:55 AM
Time Spent: 00:02:48
IP Address: 63.156.228.228

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 2:08:38 PM
Last Modified: Saturday, October 28, 2023 2:14:33 PM
Time Spent: 00:05:55
IP Address: 159.118.200.69

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 3:00:07 PM
Last Modified: Saturday, October 28, 2023 3:03:12 PM
Time Spent: 00:03:05
IP Address: 159.118.193.154

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 4:20:49 PM
Last Modified: Saturday, October 28, 2023 4:27:39 PM
Time Spent: 00:06:50
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 29, 2023 8:28:17 AM
Last Modified: Sunday, October 29, 2023 8:30:32 AM
Time Spent: 00:02:14
IP Address: 66.62.151.221

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

Q2

What changes to Star's zoning code would you like to suggest?

Same as above

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 30, 2023 10:00:41 AM
Last Modified: Monday, October 30, 2023 10:04:16 AM
Time Spent: 00:03:34
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:08:18 AM
Last Modified: Tuesday, October 31, 2023 7:09:41 AM
Time Spent: 00:01:22
IP Address: 104.28.85.155

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:11:22 PM
Last Modified: Tuesday, October 31, 2023 12:12:34 PM
Time Spent: 00:01:11
IP Address: 65.158.153.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

Q2

What changes to Star's zoning code would you like to suggest?

N/A

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:30:30 PM
Last Modified: Tuesday, October 31, 2023 12:32:30 PM
Time Spent: 00:01:59
IP Address: 67.41.44.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:11:18 PM
Last Modified: Tuesday, October 31, 2023 1:23:38 PM
Time Spent: 00:12:19
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acreage.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:31:37 PM
Last Modified: Tuesday, October 31, 2023 1:35:28 PM
Time Spent: 00:03:51
IP Address: 38.44.249.241

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:37:21 PM
Last Modified: Tuesday, October 31, 2023 1:38:18 PM
Time Spent: 00:00:57
IP Address: 38.44.249.85

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:50:57 PM
Last Modified: Tuesday, October 31, 2023 1:52:26 PM
Time Spent: 00:01:29
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:17:11 PM
Last Modified: Tuesday, October 31, 2023 2:20:30 PM
Time Spent: 00:03:18
IP Address: 174.230.194.27

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:05 PM
Last Modified: Tuesday, October 31, 2023 2:44:36 PM
Time Spent: 00:00:31
IP Address: 69.92.71.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:46:05 PM
Last Modified: Tuesday, October 31, 2023 2:49:19 PM
Time Spent: 00:03:13
IP Address: 24.117.63.76

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:35 PM
Last Modified: Tuesday, October 31, 2023 3:07:01 PM
Time Spent: 00:22:25
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:14:44 PM
Last Modified: Tuesday, October 31, 2023 3:16:14 PM
Time Spent: 00:01:30
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:21:30 PM
Last Modified: Tuesday, October 31, 2023 3:28:15 PM
Time Spent: 00:06:44
IP Address: 174.27.193.40

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf

2) No HOA can restrict amount of chickens or livestock

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:43:21 PM
Last Modified: Tuesday, October 31, 2023 3:53:16 PM
Time Spent: 00:09:55
IP Address: 173.47.19.251

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:09:39 PM
Last Modified: Tuesday, October 31, 2023 4:15:04 PM
Time Spent: 00:05:25
IP Address: 166.205.132.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:24:00 PM
Last Modified: Tuesday, October 31, 2023 4:26:49 PM
Time Spent: 00:02:48
IP Address: 174.247.155.218

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:33:31 PM
Last Modified: Tuesday, October 31, 2023 5:34:45 PM
Time Spent: 00:01:13
IP Address: 24.117.229.82

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:37:29 PM
Last Modified: Tuesday, October 31, 2023 5:41:10 PM
Time Spent: 00:03:40
IP Address: 174.230.196.44

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
 - I'd suggest no more than 10 hens
 - No roosters
 - Must be confined to your property
 - Like having dogs, you are responsible for keeping the coop clean
-

Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:48:01 PM
Last Modified: Tuesday, October 31, 2023 6:50:55 PM
Time Spent: 00:02:53
IP Address: 67.60.113.35

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:54:59 PM
Last Modified: Tuesday, October 31, 2023 6:57:28 PM
Time Spent: 00:02:29
IP Address: 69.92.70.6

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:21:30 PM
Last Modified: Tuesday, October 31, 2023 7:22:03 PM
Time Spent: 00:00:32
IP Address: 172.58.144.13

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:13:52 PM
Last Modified: Wednesday, November 01, 2023 7:04:27 AM
Time Spent: 13:50:35
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 7:06:58 AM
Last Modified: Wednesday, November 01, 2023 7:10:12 AM
Time Spent: 00:03:14
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:07:00 AM
Last Modified: Wednesday, November 01, 2023 10:09:11 AM
Time Spent: 00:02:11
IP Address: 69.92.70.250

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:13:20 AM
Last Modified: Wednesday, November 01, 2023 10:16:30 AM
Time Spent: 00:03:10
IP Address: 174.204.0.159

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 11:54:18 AM
Last Modified: Wednesday, November 01, 2023 11:55:05 AM
Time Spent: 00:00:46
IP Address: 184.99.103.189

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 3:52:52 PM
Last Modified: Wednesday, November 01, 2023 3:55:36 PM
Time Spent: 00:02:43
IP Address: 174.247.148.79

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 8:18:38 AM
Last Modified: Thursday, November 02, 2023 8:22:41 AM
Time Spent: 00:04:02
IP Address: 173.207.90.188

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 4:24:04 PM
Last Modified: Thursday, November 02, 2023 4:24:40 PM
Time Spent: 00:00:36
IP Address: 24.119.100.191

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 06, 2023 8:29:02 PM
Last Modified: Monday, November 06, 2023 8:35:17 PM
Time Spent: 00:06:15
IP Address: 75.174.98.99

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 9:58:35 AM
Last Modified: Tuesday, November 07, 2023 10:03:12 AM
Time Spent: 00:04:37
IP Address: 69.9.49.78

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 10:52:16 AM
Last Modified: Tuesday, November 07, 2023 11:07:52 AM
Time Spent: 00:15:36
IP Address: 96.19.188.105

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 5:23:18 PM
Last Modified: Tuesday, November 07, 2023 5:24:25 PM
Time Spent: 00:01:06
IP Address: 75.174.114.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 11:06:29 AM
Last Modified: Wednesday, November 08, 2023 11:07:50 AM
Time Spent: 00:01:21
IP Address: 38.44.250.214

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 5:13:23 PM
Last Modified: Wednesday, November 08, 2023 5:16:43 PM
Time Spent: 00:03:19
IP Address: 75.174.172.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 2:05:24 PM
Last Modified: Thursday, November 09, 2023 2:10:10 PM
Time Spent: 00:04:45
IP Address: 69.92.69.184

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings)

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 7:29:24 PM
Last Modified: Thursday, November 09, 2023 7:56:51 PM
Time Spent: 00:27:26
IP Address: 75.174.120.112

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:20:53 PM
Last Modified: Thursday, November 09, 2023 8:26:17 PM
Time Spent: 00:05:23
IP Address: 184.99.108.197

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:23:46 PM
Last Modified: Thursday, November 09, 2023 8:26:52 PM
Time Spent: 00:03:06
IP Address: 38.18.212.139

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:16:58 PM
Last Modified: Thursday, November 09, 2023 9:20:40 PM
Time Spent: 00:03:42
IP Address: 184.99.104.172

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance (setbacks) between the new developments and the space between each house. Too many cookie cutter developments going in .

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:53:30 PM
Last Modified: Thursday, November 09, 2023 10:01:17 PM
Time Spent: 00:07:46
IP Address: 96.19.21.253

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 10:32:48 PM
Last Modified: Thursday, November 09, 2023 10:34:32 PM
Time Spent: 00:01:44
IP Address: 104.245.22.138

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:49:17 AM
Last Modified: Friday, November 10, 2023 4:51:17 AM
Time Spent: 00:01:59
IP Address: 65.129.121.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 7:13:30 AM
Last Modified: Friday, November 10, 2023 7:14:30 AM
Time Spent: 00:01:00
IP Address: 75.174.106.87

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 6:53:02 AM
Last Modified: Friday, November 10, 2023 7:55:00 AM
Time Spent: 01:01:57
IP Address: 142.0.220.227

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 11:15:56 AM
Last Modified: Friday, November 10, 2023 11:36:55 AM
Time Spent: 00:20:59
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:11:29 PM
Last Modified: Friday, November 10, 2023 12:20:46 PM
Time Spent: 00:09:17
IP Address: 173.207.126.32

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:21:42 PM
Last Modified: Friday, November 10, 2023 12:24:15 PM
Time Spent: 00:02:32
IP Address: 174.27.69.9

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
 - Creating a Code of Ethics
 - Have Date on Public Hearing Signs large and bold for us to read
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects
 - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
 - Have a list of developments approved in the project
 - Make public records requests available online
-

Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:20:00 PM
Last Modified: Friday, November 10, 2023 12:27:08 PM
Time Spent: 00:07:07
IP Address: 216.21.25.198

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:26:51 PM
Last Modified: Friday, November 10, 2023 12:33:45 PM
Time Spent: 00:06:53
IP Address: 173.207.23.223

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:39 PM
Last Modified: Friday, November 10, 2023 12:35:30 PM
Time Spent: 00:00:50
IP Address: 159.118.200.104

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:04 PM
Last Modified: Friday, November 10, 2023 12:35:36 PM
Time Spent: 00:03:31
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
 - Create a Code of Ethics
 - Redo the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects.
 - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:17 PM
Last Modified: Friday, November 10, 2023 12:36:02 PM
Time Spent: 00:03:45
IP Address: 52.8.21.134

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
-

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:36:32 PM
Last Modified: Friday, November 10, 2023 12:37:28 PM
Time Spent: 00:00:55
IP Address: 174.27.141.15

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:37 PM
Last Modified: Friday, November 10, 2023 12:41:29 PM
Time Spent: 00:06:51
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more multi-family apartments/townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:52:20 PM
Last Modified: Friday, November 10, 2023 12:58:28 PM
Time Spent: 00:06:08
IP Address: 65.129.56.183

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:57:35 PM
Last Modified: Friday, November 10, 2023 12:59:19 PM
Time Spent: 00:01:43
IP Address: 65.129.124.143

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:02:35 PM
Last Modified: Friday, November 10, 2023 1:06:45 PM
Time Spent: 00:04:09
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:10:12 PM
Last Modified: Friday, November 10, 2023 1:10:29 PM
Time Spent: 00:00:17
IP Address: 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:01:55 PM
Last Modified: Friday, November 10, 2023 1:10:55 PM
Time Spent: 00:09:00
IP Address: 65.129.63.51

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:31:43 PM
Last Modified: Friday, November 10, 2023 1:37:02 PM
Time Spent: 00:05:18
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:38:32 PM
Last Modified: Friday, November 10, 2023 1:39:18 PM
Time Spent: 00:00:45
IP Address: 174.27.163.57

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more townhomes
- More diversified commercial

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:49:51 PM
Last Modified: Friday, November 10, 2023 1:51:40 PM
Time Spent: 00:01:48
IP Address: 24.119.55.30

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

Q2

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:56:59 PM
Last Modified: Friday, November 10, 2023 1:58:06 PM
Time Spent: 00:01:06
IP Address: 142.0.221.12

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
 - More diversified commercial
-

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:05:26 PM
Last Modified: Friday, November 10, 2023 2:09:03 PM
Time Spent: 00:03:37
IP Address: 173.239.254.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:10:19 PM
Last Modified: Friday, November 10, 2023 2:12:24 PM
Time Spent: 00:02:04
IP Address: 104.28.111.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:12:58 PM
Last Modified: Friday, November 10, 2023 2:19:59 PM
Time Spent: 00:07:01
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:25:52 PM
Last Modified: Friday, November 10, 2023 2:25:58 PM
Time Spent: 00:00:06
IP Address: 69.92.172.247

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:22:44 PM
Last Modified: Friday, November 10, 2023 2:26:05 PM
Time Spent: 00:03:20
IP Address: 75.174.82.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

Q2

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:34:31 PM
Last Modified: Friday, November 10, 2023 2:36:19 PM
Time Spent: 00:01:47
IP Address: 173.207.183.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

Q2

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:01 PM
Last Modified: Friday, November 10, 2023 2:46:36 PM
Time Spent: 00:02:35
IP Address: 38.44.249.206

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.
Better roads that can handle the influx of traffic.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:20 PM
Last Modified: Friday, November 10, 2023 2:48:17 PM
Time Spent: 00:03:57
IP Address: 12.74.220.3

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:51:29 PM
Last Modified: Friday, November 10, 2023 2:52:58 PM
Time Spent: 00:01:29
IP Address: 174.247.144.5

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:34 PM
Last Modified: Friday, November 10, 2023 2:54:12 PM
Time Spent: 00:03:37
IP Address: 160.2.185.141

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts! why did you not give us more time?? I got this email at 2:30....can't read everything.

Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:21 PM
Last Modified: Friday, November 10, 2023 3:01:48 PM
Time Spent: 00:11:27
IP Address: 65.129.69.90

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

*Create a Code of Ethics

*Higher level of transparency with meetings & votes

*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

Q2

What changes to Star's zoning code would you like to suggest?

*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

*No more full rental communities (American Star)

*Strictly limit or eliminate STRs such as Air BnB in residential communities

*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:08:52 PM
Last Modified: Friday, November 10, 2023 3:11:08 PM
Time Spent: 00:02:15
IP Address: 65.129.32.116

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Low Density Housing

Q2

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:10:35 PM
Last Modified: Friday, November 10, 2023 3:12:45 PM
Time Spent: 00:02:09
IP Address: 174.230.193.47

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:12:29 PM
Last Modified: Friday, November 10, 2023 3:16:24 PM
Time Spent: 00:03:55
IP Address: 18.144.83.213

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:20:25 PM
Last Modified: Friday, November 10, 2023 3:23:04 PM
Time Spent: 00:02:39
IP Address: 67.61.253.249

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:

No more townhomes or apartments

Q2

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:16 PM
Last Modified: Friday, November 10, 2023 3:36:01 PM
Time Spent: 00:02:45
IP Address: 69.92.172.153

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:25:48 PM
Last Modified: Friday, November 10, 2023 3:36:14 PM
Time Spent: 00:10:25
IP Address: 147.182.251.163

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:06 PM
Last Modified: Friday, November 10, 2023 3:49:56 PM
Time Spent: 00:16:49
IP Address: 98.97.41.10

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
 2. Establish longer time frame for public comment on all proposed development projects.
 3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
-

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:49:15 PM
Last Modified: Friday, November 10, 2023 3:54:32 PM
Time Spent: 00:05:17
IP Address: 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:16:08 PM
Last Modified: Friday, November 10, 2023 4:17:08 PM
Time Spent: 00:01:00
IP Address: 184.99.73.147

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:07:57 PM
Last Modified: Friday, November 10, 2023 4:17:56 PM
Time Spent: 00:09:59
IP Address: 174.27.171.28

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:22:47 PM
Last Modified: Friday, November 10, 2023 4:26:12 PM
Time Spent: 00:03:25
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:36:39 PM
Last Modified: Friday, November 10, 2023 4:50:51 PM
Time Spent: 00:14:11
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
 2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
 2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
 3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
 4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.

 5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
 6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:05:25 PM
Last Modified: Friday, November 10, 2023 8:06:41 PM
Time Spent: 00:01:16
IP Address: 216.21.27.76

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1
No more storage units
No more townhomes

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:32:21 PM
Last Modified: Friday, November 10, 2023 8:33:40 PM
Time Spent: 00:01:18
IP Address: 38.44.248.48

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 6:54:47 AM
Last Modified: Saturday, November 11, 2023 6:56:46 AM
Time Spent: 00:01:58
IP Address: 98.97.117.177

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 7:28:27 AM
Last Modified: Saturday, November 11, 2023 7:30:17 AM
Time Spent: 00:01:50
IP Address: 104.28.116.52

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 1:19:32 PM
Last Modified: Saturday, November 11, 2023 1:23:38 PM
Time Spent: 00:04:06
IP Address: 12.74.220.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 12, 2023 10:29:34 AM
Last Modified: Sunday, November 12, 2023 10:38:12 AM
Time Spent: 00:08:38
IP Address: 152.37.202.174

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on May 7, 2024 at Star City Hall, 10769 W. State Street, at 7:00 pm, or as soon thereafter as the matter may be heard. Please see City Website www.staridaho.org or contact us for Virtual Public Hearing Instructions.

Application: Request from the City of Star to update and amend portions of their Municipal Code, including the current Unified Development Code, Title 8, Chapters 1 through 8, and Titles 1 through 7 and Title 10.

Applicant: City of Star

Action: The following Sections of the Unified Development Code will be reviewed for amendment:

CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS;

The following Sections of Titles 1 through 7 and Title 10 will be reviewed for amendment:

UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL.

Information/Comments: A complete copy of the Ordinance Amendment is available at City Hall for public review or may be reviewed at staridaho.org/udcupdate. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2:00 pm on May 2, 2024.

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.

Jacob M. Qualls
City Clerk



CITY OF STAR
LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **MAY 7, 2024 PUBLIC HEARING**

RE: Municipal Code Text Amendment



APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



Staff has provided Council with the following information:

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

TITLE 8 UNIFIED DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next ~~public hearing city council meeting~~ date, following ~~any pertinent the notice requirements~~ provided by ~~sub~~section 8-1A-6~~E~~.

8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, ~~deannexation~~, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~vacations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. ~~Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.~~

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. ~~The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.~~

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than ~~twelve three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

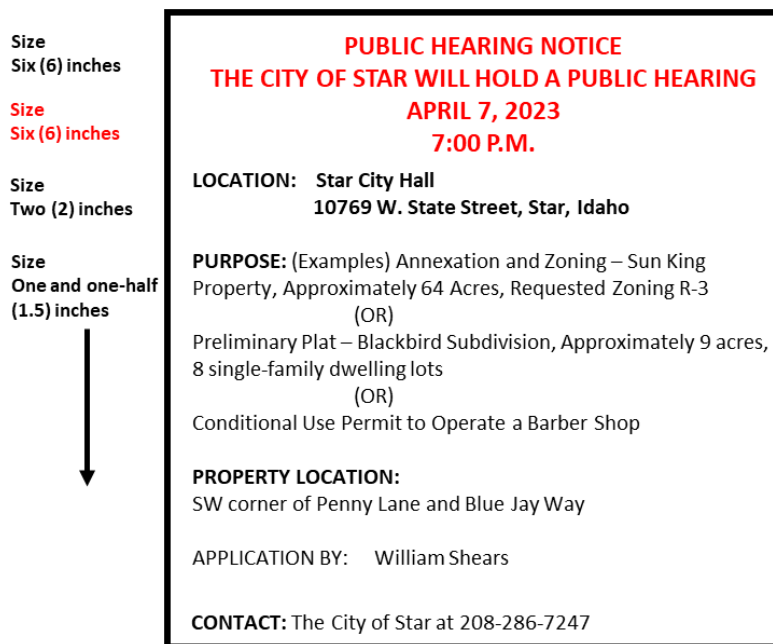
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

8-1A-8: INDEFINITE DEFERRAL PROCESS:

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

ARTICLE B

APPLICATION CRITERIA

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

8-1B-8: VACATION OF PLATS:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. 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, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, not to exceed one (1) year.

8-1B-4: CONDITIONAL USES:

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

8-1B-8: VACATIONS OF PLATS:

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

ARTICLE C. SURETY AGREEMENTS**8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, Aall work shall be completed and surety release requested within one (1) year of acceptance by the City. 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.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

ARTICLE D

IMPLEMENTATION PROVISIONS

8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

ARTICLE E

DEFINITIONS

8-1E-1: TERMS DEFINED:

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

BUILD TO RENT COMMUNITY (BTR): Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

MIXED USE DEVELOPMENT: The development of a tract of land ~~or building or structure~~ 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.

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A

DISTRICTS ESTABLISHED

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. ~~High density housing is encouraged~~ Residential uses, including higher densities may be allowed on the upper floors of ~~mixed-use~~ 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.

(C-1) NEIGHBORHOOD BUSINESS 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.

(C-2) GENERAL BUSINESS 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.

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>												
USES	A	RR	R	CBD	C-1	C-2	LO	LI	PS	MU	RC	
Church or place of religious worship	P <u>C</u>	P <u>C</u>	C	N <u>C</u>	C	C	C	N	C	C	N	
Convenience store	N	N	N	P <u>C</u>	C	P <u>C</u>	P <u>C</u>	P <u>C</u>	N	C	C	
Event/ Entertainment Center Facility , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	N	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	P <u>C</u>	C	P	N	C	N	
Institution	N	N	N	C	C	P	N	N	C	C	C	
Lagoon	N	N	N	N	N	N	N	C	C	N	N	
Multiple Use Building <u>1</u>	N	N	N	C	C	C	C	C	N	C	C	
Shopping <u>or Commercial</u> center	N	N	N	P <u>C</u>	C	P <u>C</u>	N	N	N	C	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
CBD	35' / <u>60'</u> ⁵	0'	0'	0' ⁴	0'
C-1	35'	20'	5'	0' ⁴	20'
C-2	35' / <u>60'</u> ⁵	20'	5'	0' ⁴	20'
LO	35'	20'	10'	0' ⁴	20'
IL	35' / <u>60'</u> ⁵	20'	5'	0' ⁴	20'
MU	35' / <u>60'</u> ⁵	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

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, ~~H 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.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

ARTICLE B

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-3: RESIDENTIAL DISTRICTS:

- A. 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.



- ~~2. Two-story detached structures shall 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 pitched 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 housing architectural 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 types styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural types styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural types 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~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
 - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
 - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
 - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
 - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

ARTICLE C

ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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:

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.

- 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.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

5) 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.

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in ~~mixed-use~~ multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big ~~B~~box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. 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.
- F. 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.

ARTICLE E

ADDITIONAL MIXED-USE DISTRICT STANDARDS

8-3E-1: MU MIXED USE DISTRICT:

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. 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.
- L. 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.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE A. PERFORMANCE STANDARDS

- 8-4A-1: PURPOSE:**
- 8-4A-2: APPLICABILITY:**
- 8-4A-3: ACCESSORY STRUCTURES:**
- 8-4A-4: ADDRESS NUMBERING:**
- 8-4A-5: BIKEWAYS:**
- 8-4A-6: BUILDING PERMITS:**
- 8-4A-6-7: CLEAR VISION TRIANGLE:**

8-4A-7 8: OBJECTIONAL CONDITIONS:**8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

8-4A-6: BUILDING PERMITS: Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

8-4A-1011: FENCES:

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

8-4A-1112: GRADING:

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

8-4A-1718: SIDEWALKS AND PARKWAYS:

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS ¹	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum 6 8 Foot (6 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

8-4A-1819: TRAVELING SLEEPING QUARTERS:

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

8-4A-20 21: MAILBOXES:

All mailboxes ~~and~~ 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 in compliance with all transportation authority and postmaster requirements. The design shall be included as part of the preliminary plat submittal.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

8-4E-2: STANDARDS:

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). ~~p~~ Ponds must be aerated. All ponds shall be provided with safety floatation devises (rings) located at reasonable distances, as determined by the administrator;

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

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

Chapter 5

SPECIFIC USE STANDARDS

8-5-15: EVENTS/ENTERTAINMENT FACILITY:

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:

8-5-23: MULTIPLE USE BUILDING:

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
 - a. Temporary street signage;
 - b. Temporary streetlights;
 - c. Street addressing for emergency services and building inspections;
 - d. Temporary fire flows;
 - e. Snow removal plan.
 - f. Star Fire District Approval

8-5-23: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

8-5-~~2729~~: SECONDARY DWELLING UNIT:

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

CHAPTER 6

SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

8-6A-3: PRELIMINARY PLAT PROCESS:

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. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

8-6A-8: TERM OF APPROVALS:

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~EHD4~~ approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

CHAPTER 8

DESIGN AND DEVELOPMENT STANDARDS

ARTICLE A. SIGN STANDARDS

8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

TITLE 3 HEALTH AND SANITATION

3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property¹.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

TITLE 4 PUBLIC SAFETY

4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
 - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
 - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
 - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
 - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
 - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
 - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
 - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
 - c. An animal attacks other animals;
 - d. An animal trespasses upon public or private property in such a manner as to damage the property;
 - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
 - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
 1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
 2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
 3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

4-4-4: Maintenance Of Farm Animals Within City

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
 - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
 - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
 - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
 - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
 1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
 2. Swine of any kind are not allowed in the Star city limits. and
 3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
 4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
 5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
 6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
 7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
 8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

TITLE 5 MOTOR VEHICLE AND TRAFFIC**5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

5-2-7: Extended Parking Prohibited

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

TITLE 7 BUILDING REGULATIONS

CHAPTER 1 BUILDING CODES AND REGULATIONS

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

7-1-5: Building Codes Adopted; Regulations; Permits

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
 - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
 - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
 - a. In each new attached enclosed garage.
 - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

7-1-6: National Electrical Code: Regulations; Permits

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

7-1-8: International Fire Code

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

7-1-89: Copies Of Adopted Codes On File

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

Shawn Nickel

From: Becky McKay <Beckym@engsol.org>
Sent: Thursday, April 25, 2024 11:03 AM
To: Shawn Nickel
Subject: RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7th.

Thank you for working with development sector on this code update.

Becky McKay, Partner
Engineering Solutions LLP
1029 N Rosario St. #100
Meridian, ID 83642.
208-938-0980



From: Shawn Nickel <snickel@staridaho.org>
Sent: Wednesday, April 24, 2024 1:41 PM
To: Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>
Subject: RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 26, 2023 6:35:03 PM
Last Modified: Thursday, October 26, 2023 6:39:18 PM
Time Spent: 00:04:15
IP Address: 75.174.107.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 2:39:50 PM
Last Modified: Friday, October 27, 2023 2:52:33 PM
Time Spent: 00:12:42
IP Address: 38.44.251.124

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 7:11:22 PM
Last Modified: Friday, October 27, 2023 7:13:58 PM
Time Spent: 00:02:36
IP Address: 172.56.201.73

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:06:07 AM
Last Modified: Saturday, October 28, 2023 7:16:24 AM
Time Spent: 00:10:17
IP Address: 65.129.66.231

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

GRAFFITI: Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

JUNK VEHICLE: Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

NUISANCE: Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

Abateable Nuisance: Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

General Nuisance: Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

NUISANCE MATERIALS: Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.

authority.

NUISANCE WEEDS: Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

4-1-2: RESPONSIBLE PARTY:

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:38:06 AM
Last Modified: Saturday, October 28, 2023 7:40:55 AM
Time Spent: 00:02:48
IP Address: 63.156.228.228

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 2:08:38 PM
Last Modified: Saturday, October 28, 2023 2:14:33 PM
Time Spent: 00:05:55
IP Address: 159.118.200.69

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 3:00:07 PM
Last Modified: Saturday, October 28, 2023 3:03:12 PM
Time Spent: 00:03:05
IP Address: 159.118.193.154

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 4:20:49 PM
Last Modified: Saturday, October 28, 2023 4:27:39 PM
Time Spent: 00:06:50
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 29, 2023 8:28:17 AM
Last Modified: Sunday, October 29, 2023 8:30:32 AM
Time Spent: 00:02:14
IP Address: 66.62.151.221

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

Q2

What changes to Star's zoning code would you like to suggest?

Same as above

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 30, 2023 10:00:41 AM
Last Modified: Monday, October 30, 2023 10:04:16 AM
Time Spent: 00:03:34
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:08:18 AM
Last Modified: Tuesday, October 31, 2023 7:09:41 AM
Time Spent: 00:01:22
IP Address: 104.28.85.155

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:11:22 PM
Last Modified: Tuesday, October 31, 2023 12:12:34 PM
Time Spent: 00:01:11
IP Address: 65.158.153.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

Q2

What changes to Star's zoning code would you like to suggest?

N/A

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:30:30 PM
Last Modified: Tuesday, October 31, 2023 12:32:30 PM
Time Spent: 00:01:59
IP Address: 67.41.44.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:11:18 PM
Last Modified: Tuesday, October 31, 2023 1:23:38 PM
Time Spent: 00:12:19
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acerage.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:31:37 PM
Last Modified: Tuesday, October 31, 2023 1:35:28 PM
Time Spent: 00:03:51
IP Address: 38.44.249.241

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:37:21 PM
Last Modified: Tuesday, October 31, 2023 1:38:18 PM
Time Spent: 00:00:57
IP Address: 38.44.249.85

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:50:57 PM
Last Modified: Tuesday, October 31, 2023 1:52:26 PM
Time Spent: 00:01:29
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:17:11 PM
Last Modified: Tuesday, October 31, 2023 2:20:30 PM
Time Spent: 00:03:18
IP Address: 174.230.194.27

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:05 PM
Last Modified: Tuesday, October 31, 2023 2:44:36 PM
Time Spent: 00:00:31
IP Address: 69.92.71.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:46:05 PM
Last Modified: Tuesday, October 31, 2023 2:49:19 PM
Time Spent: 00:03:13
IP Address: 24.117.63.76

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:35 PM
Last Modified: Tuesday, October 31, 2023 3:07:01 PM
Time Spent: 00:22:25
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:14:44 PM
Last Modified: Tuesday, October 31, 2023 3:16:14 PM
Time Spent: 00:01:30
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:21:30 PM
Last Modified: Tuesday, October 31, 2023 3:28:15 PM
Time Spent: 00:06:44
IP Address: 174.27.193.40

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf

2) No HOA can restrict amount of chickens or livestock

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:43:21 PM
Last Modified: Tuesday, October 31, 2023 3:53:16 PM
Time Spent: 00:09:55
IP Address: 173.47.19.251

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:09:39 PM
Last Modified: Tuesday, October 31, 2023 4:15:04 PM
Time Spent: 00:05:25
IP Address: 166.205.132.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:24:00 PM
Last Modified: Tuesday, October 31, 2023 4:26:49 PM
Time Spent: 00:02:48
IP Address: 174.247.155.218

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:33:31 PM
Last Modified: Tuesday, October 31, 2023 5:34:45 PM
Time Spent: 00:01:13
IP Address: 24.117.229.82

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:37:29 PM
Last Modified: Tuesday, October 31, 2023 5:41:10 PM
Time Spent: 00:03:40
IP Address: 174.230.196.44

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
 - I'd suggest no more than 10 hens
 - No roosters
 - Must be confined to your property
 - Like having dogs, you are responsible for keeping the coop clean
-

Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:48:01 PM
Last Modified: Tuesday, October 31, 2023 6:50:55 PM
Time Spent: 00:02:53
IP Address: 67.60.113.35

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:54:59 PM
Last Modified: Tuesday, October 31, 2023 6:57:28 PM
Time Spent: 00:02:29
IP Address: 69.92.70.6

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:21:30 PM
Last Modified: Tuesday, October 31, 2023 7:22:03 PM
Time Spent: 00:00:32
IP Address: 172.58.144.13

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:13:52 PM
Last Modified: Wednesday, November 01, 2023 7:04:27 AM
Time Spent: 13:50:35
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 7:06:58 AM
Last Modified: Wednesday, November 01, 2023 7:10:12 AM
Time Spent: 00:03:14
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:07:00 AM
Last Modified: Wednesday, November 01, 2023 10:09:11 AM
Time Spent: 00:02:11
IP Address: 69.92.70.250

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:13:20 AM
Last Modified: Wednesday, November 01, 2023 10:16:30 AM
Time Spent: 00:03:10
IP Address: 174.204.0.159

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 11:54:18 AM
Last Modified: Wednesday, November 01, 2023 11:55:05 AM
Time Spent: 00:00:46
IP Address: 184.99.103.189

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 3:52:52 PM
Last Modified: Wednesday, November 01, 2023 3:55:36 PM
Time Spent: 00:02:43
IP Address: 174.247.148.79

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 8:18:38 AM
Last Modified: Thursday, November 02, 2023 8:22:41 AM
Time Spent: 00:04:02
IP Address: 173.207.90.188

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 4:24:04 PM
Last Modified: Thursday, November 02, 2023 4:24:40 PM
Time Spent: 00:00:36
IP Address: 24.119.100.191

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 06, 2023 8:29:02 PM
Last Modified: Monday, November 06, 2023 8:35:17 PM
Time Spent: 00:06:15
IP Address: 75.174.98.99

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 9:58:35 AM
Last Modified: Tuesday, November 07, 2023 10:03:12 AM
Time Spent: 00:04:37
IP Address: 69.9.49.78

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 10:52:16 AM
Last Modified: Tuesday, November 07, 2023 11:07:52 AM
Time Spent: 00:15:36
IP Address: 96.19.188.105

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 5:23:18 PM
Last Modified: Tuesday, November 07, 2023 5:24:25 PM
Time Spent: 00:01:06
IP Address: 75.174.114.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 11:06:29 AM
Last Modified: Wednesday, November 08, 2023 11:07:50 AM
Time Spent: 00:01:21
IP Address: 38.44.250.214

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 5:13:23 PM
Last Modified: Wednesday, November 08, 2023 5:16:43 PM
Time Spent: 00:03:19
IP Address: 75.174.172.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 2:05:24 PM
Last Modified: Thursday, November 09, 2023 2:10:10 PM
Time Spent: 00:04:45
IP Address: 69.92.69.184

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings)

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 7:29:24 PM
Last Modified: Thursday, November 09, 2023 7:56:51 PM
Time Spent: 00:27:26
IP Address: 75.174.120.112

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:20:53 PM
Last Modified: Thursday, November 09, 2023 8:26:17 PM
Time Spent: 00:05:23
IP Address: 184.99.108.197

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:23:46 PM
Last Modified: Thursday, November 09, 2023 8:26:52 PM
Time Spent: 00:03:06
IP Address: 38.18.212.139

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:16:58 PM
Last Modified: Thursday, November 09, 2023 9:20:40 PM
Time Spent: 00:03:42
IP Address: 184.99.104.172

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance (setbacks) between the new developments and the space between each house. Too many cookie cutter developments going in .

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:53:30 PM
Last Modified: Thursday, November 09, 2023 10:01:17 PM
Time Spent: 00:07:46
IP Address: 96.19.21.253

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 10:32:48 PM
Last Modified: Thursday, November 09, 2023 10:34:32 PM
Time Spent: 00:01:44
IP Address: 104.245.22.138

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:49:17 AM
Last Modified: Friday, November 10, 2023 4:51:17 AM
Time Spent: 00:01:59
IP Address: 65.129.121.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 7:13:30 AM
Last Modified: Friday, November 10, 2023 7:14:30 AM
Time Spent: 00:01:00
IP Address: 75.174.106.87

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 6:53:02 AM
Last Modified: Friday, November 10, 2023 7:55:00 AM
Time Spent: 01:01:57
IP Address: 142.0.220.227

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 11:15:56 AM
Last Modified: Friday, November 10, 2023 11:36:55 AM
Time Spent: 00:20:59
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:11:29 PM
Last Modified: Friday, November 10, 2023 12:20:46 PM
Time Spent: 00:09:17
IP Address: 173.207.126.32

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:21:42 PM
Last Modified: Friday, November 10, 2023 12:24:15 PM
Time Spent: 00:02:32
IP Address: 174.27.69.9

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
 - Creating a Code of Ethics
 - Have Date on Public Hearing Signs large and bold for us to read
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects
 - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
 - Have a list of developments approved in the project
 - Make public records requests available online
-

Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:20:00 PM
Last Modified: Friday, November 10, 2023 12:27:08 PM
Time Spent: 00:07:07
IP Address: 216.21.25.198

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:26:51 PM
Last Modified: Friday, November 10, 2023 12:33:45 PM
Time Spent: 00:06:53
IP Address: 173.207.23.223

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:39 PM
Last Modified: Friday, November 10, 2023 12:35:30 PM
Time Spent: 00:00:50
IP Address: 159.118.200.104

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:04 PM
Last Modified: Friday, November 10, 2023 12:35:36 PM
Time Spent: 00:03:31
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
 - Create a Code of Ethics
 - Redo the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects.
 - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:17 PM
Last Modified: Friday, November 10, 2023 12:36:02 PM
Time Spent: 00:03:45
IP Address: 52.8.21.134

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
-

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:36:32 PM
Last Modified: Friday, November 10, 2023 12:37:28 PM
Time Spent: 00:00:55
IP Address: 174.27.141.15

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:37 PM
Last Modified: Friday, November 10, 2023 12:41:29 PM
Time Spent: 00:06:51
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more multi-family apartments/townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:52:20 PM
Last Modified: Friday, November 10, 2023 12:58:28 PM
Time Spent: 00:06:08
IP Address: 65.129.56.183

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:57:35 PM
Last Modified: Friday, November 10, 2023 12:59:19 PM
Time Spent: 00:01:43
IP Address: 65.129.124.143

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:02:35 PM
Last Modified: Friday, November 10, 2023 1:06:45 PM
Time Spent: 00:04:09
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:10:12 PM
Last Modified: Friday, November 10, 2023 1:10:29 PM
Time Spent: 00:00:17
IP Address: 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:01:55 PM
Last Modified: Friday, November 10, 2023 1:10:55 PM
Time Spent: 00:09:00
IP Address: 65.129.63.51

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:31:43 PM
Last Modified: Friday, November 10, 2023 1:37:02 PM
Time Spent: 00:05:18
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:38:32 PM
Last Modified: Friday, November 10, 2023 1:39:18 PM
Time Spent: 00:00:45
IP Address: 174.27.163.57

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:49:51 PM
Last Modified: Friday, November 10, 2023 1:51:40 PM
Time Spent: 00:01:48
IP Address: 24.119.55.30

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

Q2

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:56:59 PM
Last Modified: Friday, November 10, 2023 1:58:06 PM
Time Spent: 00:01:06
IP Address: 142.0.221.12

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
 - More diversified commercial
-

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:05:26 PM
Last Modified: Friday, November 10, 2023 2:09:03 PM
Time Spent: 00:03:37
IP Address: 173.239.254.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:10:19 PM
Last Modified: Friday, November 10, 2023 2:12:24 PM
Time Spent: 00:02:04
IP Address: 104.28.111.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:12:58 PM
Last Modified: Friday, November 10, 2023 2:19:59 PM
Time Spent: 00:07:01
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:25:52 PM
Last Modified: Friday, November 10, 2023 2:25:58 PM
Time Spent: 00:00:06
IP Address: 69.92.172.247

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:22:44 PM
Last Modified: Friday, November 10, 2023 2:26:05 PM
Time Spent: 00:03:20
IP Address: 75.174.82.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

Q2

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:34:31 PM
Last Modified: Friday, November 10, 2023 2:36:19 PM
Time Spent: 00:01:47
IP Address: 173.207.183.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

Q2

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:01 PM
Last Modified: Friday, November 10, 2023 2:46:36 PM
Time Spent: 00:02:35
IP Address: 38.44.249.206

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.
Better roads that can handle the influx of traffic.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:20 PM
Last Modified: Friday, November 10, 2023 2:48:17 PM
Time Spent: 00:03:57
IP Address: 12.74.220.3

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:51:29 PM
Last Modified: Friday, November 10, 2023 2:52:58 PM
Time Spent: 00:01:29
IP Address: 174.247.144.5

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:34 PM
Last Modified: Friday, November 10, 2023 2:54:12 PM
Time Spent: 00:03:37
IP Address: 160.2.185.141

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!
why did you not give us more time?? I got this email at 2:30....can't read everything.

Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:21 PM
Last Modified: Friday, November 10, 2023 3:01:48 PM
Time Spent: 00:11:27
IP Address: 65.129.69.90

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

*Create a Code of Ethics

*Higher level of transparency with meetings & votes

*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

Q2

What changes to Star's zoning code would you like to suggest?

*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

*No more full rental communities (American Star)

*Strictly limit or eliminate STRs such as Air BnB in residential communities

*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:08:52 PM
Last Modified: Friday, November 10, 2023 3:11:08 PM
Time Spent: 00:02:15
IP Address: 65.129.32.116

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Low Density Housing

Q2

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:10:35 PM
Last Modified: Friday, November 10, 2023 3:12:45 PM
Time Spent: 00:02:09
IP Address: 174.230.193.47

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:12:29 PM
Last Modified: Friday, November 10, 2023 3:16:24 PM
Time Spent: 00:03:55
IP Address: 18.144.83.213

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:20:25 PM
Last Modified: Friday, November 10, 2023 3:23:04 PM
Time Spent: 00:02:39
IP Address: 67.61.253.249

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:
No more townhomes or apartments

Q2

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:16 PM
Last Modified: Friday, November 10, 2023 3:36:01 PM
Time Spent: 00:02:45
IP Address: 69.92.172.153

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:25:48 PM
Last Modified: Friday, November 10, 2023 3:36:14 PM
Time Spent: 00:10:25
IP Address: 147.182.251.163

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:06 PM
Last Modified: Friday, November 10, 2023 3:49:56 PM
Time Spent: 00:16:49
IP Address: 98.97.41.10

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
 2. Establish longer time frame for public comment on all proposed development projects.
 3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
-

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:49:15 PM
Last Modified: Friday, November 10, 2023 3:54:32 PM
Time Spent: 00:05:17
IP Address: 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
 2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
 3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations
-

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:16:08 PM
Last Modified: Friday, November 10, 2023 4:17:08 PM
Time Spent: 00:01:00
IP Address: 184.99.73.147

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:07:57 PM
Last Modified: Friday, November 10, 2023 4:17:56 PM
Time Spent: 00:09:59
IP Address: 174.27.171.28

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:22:47 PM
Last Modified: Friday, November 10, 2023 4:26:12 PM
Time Spent: 00:03:25
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:36:39 PM
Last Modified: Friday, November 10, 2023 4:50:51 PM
Time Spent: 00:14:11
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
 2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
 2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
 3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
 4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.

 5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
 6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:05:25 PM
Last Modified: Friday, November 10, 2023 8:06:41 PM
Time Spent: 00:01:16
IP Address: 216.21.27.76

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1
No more storage units
No more townhomes

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:32:21 PM
Last Modified: Friday, November 10, 2023 8:33:40 PM
Time Spent: 00:01:18
IP Address: 38.44.248.48

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 6:54:47 AM
Last Modified: Saturday, November 11, 2023 6:56:46 AM
Time Spent: 00:01:58
IP Address: 98.97.117.177

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 7:28:27 AM
Last Modified: Saturday, November 11, 2023 7:30:17 AM
Time Spent: 00:01:50
IP Address: 104.28.116.52

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 1:19:32 PM
Last Modified: Saturday, November 11, 2023 1:23:38 PM
Time Spent: 00:04:06
IP Address: 12.74.220.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 12, 2023 10:29:34 AM
Last Modified: Sunday, November 12, 2023 10:38:12 AM
Time Spent: 00:08:38
IP Address: 152.37.202.174

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.



CITY OF STAR
LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **MAY 7, 2024 PUBLIC HEARING**

RE: Municipal Code Text Amendment



APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



Staff has provided Council with the following information:

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

TITLE 8 UNIFIED DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next public hearing city council meeting date, following any pertinent ~~the notice requirements~~ provided by ~~sub~~section 8-1A-6E.

8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, deannexation, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, vacations, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than twelve ~~three-(3)12~~ months

nor less than ~~two one~~ (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven~~-o'clock (7:4:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

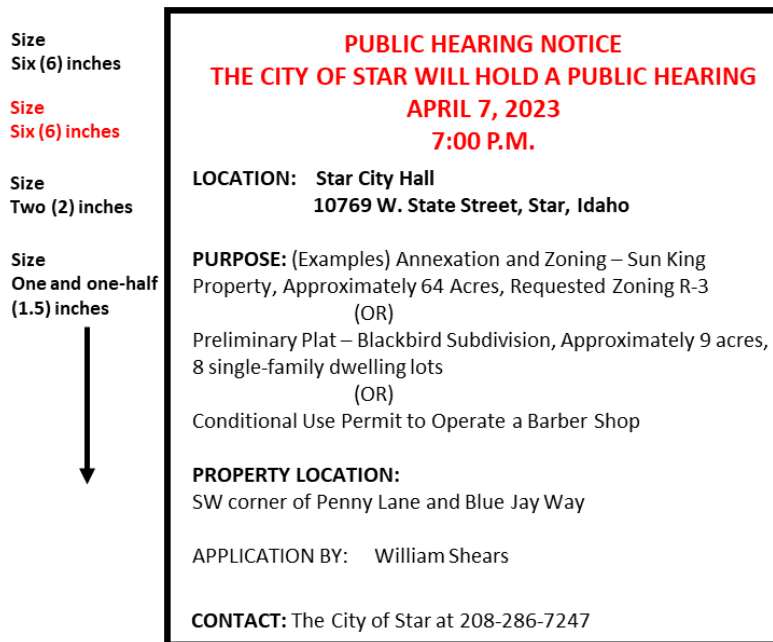
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

8-1A-8: INDEFINITE DEFERRAL PROCESS:

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

ARTICLE B

APPLICATION CRITERIA

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

8-1B-8: VACATION OF PLATS:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. 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, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, ~~not to exceed one (1) year~~.

8-1B-4: CONDITIONAL USES:

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

8-1B-8: VACATIONS OF PLATS:

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

ARTICLE C. SURETY AGREEMENTS**8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A all work shall be completed and surety release requested within one (1) year of acceptance by the City. 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.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

ARTICLE D

IMPLEMENTATION PROVISIONS

8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

ARTICLE E

DEFINITIONS

8-1E-1: TERMS DEFINED:

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

BUILD TO RENT COMMUNITY (BTR): Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

MIXED USE DEVELOPMENT: The development of a tract of land ~~or building or structure~~ 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.

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A

DISTRICTS ESTABLISHED

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. ~~High density housing is encouraged~~ Residential uses, including higher densities may be allowed on the upper floors of ~~mixed-use~~ 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.

(C-1) NEIGHBORHOOD BUSINESS 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.

(C-2) GENERAL BUSINESS 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.

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>												
USES	A	RR	R	CBD	C-1	C-2	LO	LI	PS	MU	RC	
Church or place of religious worship	P <u>C</u>	P <u>C</u>	C	N <u>C</u>	C	C	C	N	C	C	N	
Convenience store	N	N	N	P <u>C</u>	C	P <u>C</u>	P <u>C</u>	P <u>C</u>	N	C	C	
Event/ Entertainment Center Facility , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	N	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	P <u>C</u>	C	P	N	C	N	
Institution	N	N	N	C	C	P	N	N	C	C	C	
Lagoon	N	N	N	N	N	N	N	C	C	N	N	
Multiple Use Building <u>1</u>	N	N	N	C	C	C	C	C	N	C	C	
Shopping <u>or Commercial</u> center	N	N	N	P <u>C</u>	C	P <u>C</u>	N	N	N	C	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
CBD	35' / <u>60'</u> ⁵	0'	0'	0' ⁴	0'
C-1	35'	20'	5'	0' ⁴	20'
C-2	35' / <u>60'</u> ⁵	20'	5'	0' ⁴	20'
LO	35'	20'	10'	0' ⁴	20'
IL	35' / <u>60'</u> ⁵	20'	5'	0' ⁴	20'
MU	35' / <u>60'</u> ⁵	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

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, ~~H 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.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

ARTICLE B

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-3: RESIDENTIAL DISTRICTS:

- A. 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.



2. Two-story detached structures shall 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 pitched 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 housing architectural 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 types styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural types styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural types 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~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
 - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
 - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
 - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
 - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

ARTICLE C

ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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:

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.

- 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.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

5) 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.

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in ~~mixed-use~~ multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. 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.
- F. 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.

ARTICLE E

ADDITIONAL MIXED-USE DISTRICT STANDARDS

8-3E-1: MU MIXED USE DISTRICT:

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. 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.
- L. 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.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE A. PERFORMANCE STANDARDS

- 8-4A-1: PURPOSE:**
- 8-4A-2: APPLICABILITY:**
- 8-4A-3: ACCESSORY STRUCTURES:**
- 8-4A-4: ADDRESS NUMBERING:**
- 8-4A-5: BIKEWAYS:**
- 8-4A-6: BUILDING PERMITS:**
- 8-4A-6-7: CLEAR VISION TRIANGLE:**

8-4A-7 8: OBJECTIONAL CONDITIONS:**8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

8-4A-6: BUILDING PERMITS: Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

8-4A-1011: FENCES:

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

8-4A-1112: GRADING:

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any. This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

8-4A-1718: SIDEWALKS AND PARKWAYS:

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS ¹	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum 6 8 Foot (6 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

8-4A-1819: TRAVELING SLEEPING QUARTERS:

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

8-4A-20 21: MAILBOXES:

All mailboxes ~~and~~ 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 in compliance with all transportation authority and postmaster requirements. The design shall be included as part of the preliminary plat submittal.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

8-4E-2: STANDARDS:

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). ~~p~~ Ponds must be aerated. All ponds shall be provided with safety floatation devises (rings) located at reasonable distances, as determined by the administrator;

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

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

Chapter 5

SPECIFIC USE STANDARDS

8-5-15: EVENTS/ENTERTAINMENT FACILITY:

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:

8-5-23: MULTIPLE USE BUILDING:

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
 - a. Temporary street signage;
 - b. Temporary streetlights;
 - c. Street addressing for emergency services and building inspections;
 - d. Temporary fire flows;
 - e. Snow removal plan.
 - f. Star Fire District Approval

8-5-23: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

8-5-~~2729~~: SECONDARY DWELLING UNIT:

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

CHAPTER 6

SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

8-6A-3: PRELIMINARY PLAT PROCESS:

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. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

8-6A-8: TERM OF APPROVALS:

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~C~~H4 approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

CHAPTER 8

DESIGN AND DEVELOPMENT STANDARDS

ARTICLE A. SIGN STANDARDS

8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

TITLE 3 HEALTH AND SANITATION

3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property¹.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

TITLE 4 PUBLIC SAFETY

4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
 - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
 - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
 - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
 - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
 - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
 - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
 - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
 - c. An animal attacks other animals;
 - d. An animal trespasses upon public or private property in such a manner as to damage the property;
 - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
 - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
 1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
 2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
 3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

4-4-4: Maintenance Of Farm Animals Within City

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
 - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
 - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
 - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
 - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
 1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
 2. Swine of any kind are not allowed in the Star city limits. and
 3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
 4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
 5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
 6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
 7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
 8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

TITLE 5 MOTOR VEHICLE AND TRAFFIC**5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

5-2-7: Extended Parking Prohibited

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

TITLE 7 BUILDING REGULATIONS

CHAPTER 1 BUILDING CODES AND REGULATIONS

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

7-1-5: Building Codes Adopted; Regulations; Permits

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
 - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
 - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
 - a. In each new attached enclosed garage.
 - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

7-1-6: National Electrical Code: Regulations; Permits

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

7-1-8: International Fire Code

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

7-1-89: Copies Of Adopted Codes On File

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

Shawn Nickel

From: Becky McKay <Beckym@engsol.org>
Sent: Thursday, April 25, 2024 11:03 AM
To: Shawn Nickel
Subject: RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7th.

Thank you for working with development sector on this code update.

Becky McKay, Partner
Engineering Solutions LLP
1029 N Rosario St. #100
Meridian, ID 83642.
208-938-0980



From: Shawn Nickel <snickel@staridaho.org>
Sent: Wednesday, April 24, 2024 1:41 PM
To: Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>
Subject: RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 26, 2023 6:35:03 PM
Last Modified: Thursday, October 26, 2023 6:39:18 PM
Time Spent: 00:04:15
IP Address: 75.174.107.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 2:39:50 PM
Last Modified: Friday, October 27, 2023 2:52:33 PM
Time Spent: 00:12:42
IP Address: 38.44.251.124

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 7:11:22 PM
Last Modified: Friday, October 27, 2023 7:13:58 PM
Time Spent: 00:02:36
IP Address: 172.56.201.73

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:06:07 AM
Last Modified: Saturday, October 28, 2023 7:16:24 AM
Time Spent: 00:10:17
IP Address: 65.129.66.231

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

GRAFFITI: Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

JUNK VEHICLE: Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

NUISANCE: Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

Abateable Nuisance: Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

General Nuisance: Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

NUISANCE MATERIALS: Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.

authority.

NUISANCE WEEDS: Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

4-1-2: RESPONSIBLE PARTY:

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 7:38:06 AM
Last Modified: Saturday, October 28, 2023 7:40:55 AM
Time Spent: 00:02:48
IP Address: 63.156.228.228

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 2:08:38 PM
Last Modified: Saturday, October 28, 2023 2:14:33 PM
Time Spent: 00:05:55
IP Address: 159.118.200.69

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 3:00:07 PM
Last Modified: Saturday, October 28, 2023 3:03:12 PM
Time Spent: 00:03:05
IP Address: 159.118.193.154

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 28, 2023 4:20:49 PM
Last Modified: Saturday, October 28, 2023 4:27:39 PM
Time Spent: 00:06:50
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 29, 2023 8:28:17 AM
Last Modified: Sunday, October 29, 2023 8:30:32 AM
Time Spent: 00:02:14
IP Address: 66.62.151.221

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

Q2

What changes to Star's zoning code would you like to suggest?

Same as above

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 30, 2023 10:00:41 AM
Last Modified: Monday, October 30, 2023 10:04:16 AM
Time Spent: 00:03:34
IP Address: 75.174.170.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:08:18 AM
Last Modified: Tuesday, October 31, 2023 7:09:41 AM
Time Spent: 00:01:22
IP Address: 104.28.85.155

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:11:22 PM
Last Modified: Tuesday, October 31, 2023 12:12:34 PM
Time Spent: 00:01:11
IP Address: 65.158.153.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

Q2

What changes to Star's zoning code would you like to suggest?

N/A

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:30:30 PM
Last Modified: Tuesday, October 31, 2023 12:32:30 PM
Time Spent: 00:01:59
IP Address: 67.41.44.210

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:11:18 PM
Last Modified: Tuesday, October 31, 2023 1:23:38 PM
Time Spent: 00:12:19
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acerage.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:31:37 PM
Last Modified: Tuesday, October 31, 2023 1:35:28 PM
Time Spent: 00:03:51
IP Address: 38.44.249.241

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:37:21 PM
Last Modified: Tuesday, October 31, 2023 1:38:18 PM
Time Spent: 00:00:57
IP Address: 38.44.249.85

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 1:50:57 PM
Last Modified: Tuesday, October 31, 2023 1:52:26 PM
Time Spent: 00:01:29
IP Address: 204.229.1.125

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:17:11 PM
Last Modified: Tuesday, October 31, 2023 2:20:30 PM
Time Spent: 00:03:18
IP Address: 174.230.194.27

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:05 PM
Last Modified: Tuesday, October 31, 2023 2:44:36 PM
Time Spent: 00:00:31
IP Address: 69.92.71.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:46:05 PM
Last Modified: Tuesday, October 31, 2023 2:49:19 PM
Time Spent: 00:03:13
IP Address: 24.117.63.76

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 2:44:35 PM
Last Modified: Tuesday, October 31, 2023 3:07:01 PM
Time Spent: 00:22:25
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:14:44 PM
Last Modified: Tuesday, October 31, 2023 3:16:14 PM
Time Spent: 00:01:30
IP Address: 69.9.58.192

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:21:30 PM
Last Modified: Tuesday, October 31, 2023 3:28:15 PM
Time Spent: 00:06:44
IP Address: 174.27.193.40

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf

2) No HOA can restrict amount of chickens or livestock

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 3:43:21 PM
Last Modified: Tuesday, October 31, 2023 3:53:16 PM
Time Spent: 00:09:55
IP Address: 173.47.19.251

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:09:39 PM
Last Modified: Tuesday, October 31, 2023 4:15:04 PM
Time Spent: 00:05:25
IP Address: 166.205.132.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 4:24:00 PM
Last Modified: Tuesday, October 31, 2023 4:26:49 PM
Time Spent: 00:02:48
IP Address: 174.247.155.218

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:33:31 PM
Last Modified: Tuesday, October 31, 2023 5:34:45 PM
Time Spent: 00:01:13
IP Address: 24.117.229.82

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:37:29 PM
Last Modified: Tuesday, October 31, 2023 5:41:10 PM
Time Spent: 00:03:40
IP Address: 174.230.196.44

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
 - I'd suggest no more than 10 hens
 - No roosters
 - Must be confined to your property
 - Like having dogs, you are responsible for keeping the coop clean
-

Q2

What changes to Star's zoning code would you like to suggest?

- See above
 - I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!
-

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:48:01 PM
Last Modified: Tuesday, October 31, 2023 6:50:55 PM
Time Spent: 00:02:53
IP Address: 67.60.113.35

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:54:59 PM
Last Modified: Tuesday, October 31, 2023 6:57:28 PM
Time Spent: 00:02:29
IP Address: 69.92.70.6

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 7:21:30 PM
Last Modified: Tuesday, October 31, 2023 7:22:03 PM
Time Spent: 00:00:32
IP Address: 172.58.144.13

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 5:13:52 PM
Last Modified: Wednesday, November 01, 2023 7:04:27 AM
Time Spent: 13:50:35
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 7:06:58 AM
Last Modified: Wednesday, November 01, 2023 7:10:12 AM
Time Spent: 00:03:14
IP Address: 69.92.172.8

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:07:00 AM
Last Modified: Wednesday, November 01, 2023 10:09:11 AM
Time Spent: 00:02:11
IP Address: 69.92.70.250

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 10:13:20 AM
Last Modified: Wednesday, November 01, 2023 10:16:30 AM
Time Spent: 00:03:10
IP Address: 174.204.0.159

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 11:54:18 AM
Last Modified: Wednesday, November 01, 2023 11:55:05 AM
Time Spent: 00:00:46
IP Address: 184.99.103.189

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 01, 2023 3:52:52 PM
Last Modified: Wednesday, November 01, 2023 3:55:36 PM
Time Spent: 00:02:43
IP Address: 174.247.148.79

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 8:18:38 AM
Last Modified: Thursday, November 02, 2023 8:22:41 AM
Time Spent: 00:04:02
IP Address: 173.207.90.188

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 02, 2023 4:24:04 PM
Last Modified: Thursday, November 02, 2023 4:24:40 PM
Time Spent: 00:00:36
IP Address: 24.119.100.191

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 06, 2023 8:29:02 PM
Last Modified: Monday, November 06, 2023 8:35:17 PM
Time Spent: 00:06:15
IP Address: 75.174.98.99

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 9:58:35 AM
Last Modified: Tuesday, November 07, 2023 10:03:12 AM
Time Spent: 00:04:37
IP Address: 69.9.49.78

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 10:52:16 AM
Last Modified: Tuesday, November 07, 2023 11:07:52 AM
Time Spent: 00:15:36
IP Address: 96.19.188.105

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 07, 2023 5:23:18 PM
Last Modified: Tuesday, November 07, 2023 5:24:25 PM
Time Spent: 00:01:06
IP Address: 75.174.114.64

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 11:06:29 AM
Last Modified: Wednesday, November 08, 2023 11:07:50 AM
Time Spent: 00:01:21
IP Address: 38.44.250.214

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 08, 2023 5:13:23 PM
Last Modified: Wednesday, November 08, 2023 5:16:43 PM
Time Spent: 00:03:19
IP Address: 75.174.172.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 2:05:24 PM
Last Modified: Thursday, November 09, 2023 2:10:10 PM
Time Spent: 00:04:45
IP Address: 69.92.69.184

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings)

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 7:29:24 PM
Last Modified: Thursday, November 09, 2023 7:56:51 PM
Time Spent: 00:27:26
IP Address: 75.174.120.112

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:20:53 PM
Last Modified: Thursday, November 09, 2023 8:26:17 PM
Time Spent: 00:05:23
IP Address: 184.99.108.197

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 8:23:46 PM
Last Modified: Thursday, November 09, 2023 8:26:52 PM
Time Spent: 00:03:06
IP Address: 38.18.212.139

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:16:58 PM
Last Modified: Thursday, November 09, 2023 9:20:40 PM
Time Spent: 00:03:42
IP Address: 184.99.104.172

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance (setbacks) between the new developments and the space between each house. Too many cookie cutter developments going in .

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 9:53:30 PM
Last Modified: Thursday, November 09, 2023 10:01:17 PM
Time Spent: 00:07:46
IP Address: 96.19.21.253

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 09, 2023 10:32:48 PM
Last Modified: Thursday, November 09, 2023 10:34:32 PM
Time Spent: 00:01:44
IP Address: 104.245.22.138

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:49:17 AM
Last Modified: Friday, November 10, 2023 4:51:17 AM
Time Spent: 00:01:59
IP Address: 65.129.121.111

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 7:13:30 AM
Last Modified: Friday, November 10, 2023 7:14:30 AM
Time Spent: 00:01:00
IP Address: 75.174.106.87

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 6:53:02 AM
Last Modified: Friday, November 10, 2023 7:55:00 AM
Time Spent: 01:01:57
IP Address: 142.0.220.227

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 11:15:56 AM
Last Modified: Friday, November 10, 2023 11:36:55 AM
Time Spent: 00:20:59
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:11:29 PM
Last Modified: Friday, November 10, 2023 12:20:46 PM
Time Spent: 00:09:17
IP Address: 173.207.126.32

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:21:42 PM
Last Modified: Friday, November 10, 2023 12:24:15 PM
Time Spent: 00:02:32
IP Address: 174.27.69.9

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
 - Creating a Code of Ethics
 - Have Date on Public Hearing Signs large and bold for us to read
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects
 - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
 - Have a list of developments approved in the project
 - Make public records requests available online
-

Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:20:00 PM
Last Modified: Friday, November 10, 2023 12:27:08 PM
Time Spent: 00:07:07
IP Address: 216.21.25.198

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:26:51 PM
Last Modified: Friday, November 10, 2023 12:33:45 PM
Time Spent: 00:06:53
IP Address: 173.207.23.223

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:39 PM
Last Modified: Friday, November 10, 2023 12:35:30 PM
Time Spent: 00:00:50
IP Address: 159.118.200.104

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:04 PM
Last Modified: Friday, November 10, 2023 12:35:36 PM
Time Spent: 00:03:31
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
 - Create a Code of Ethics
 - Redo the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
 - Create online list/access to development information (including applications, plat maps, and all public information submitted)
 - Create online map of approved development to see upcoming projects.
 - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:32:17 PM
Last Modified: Friday, November 10, 2023 12:36:02 PM
Time Spent: 00:03:45
IP Address: 52.8.21.134

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
-

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:36:32 PM
Last Modified: Friday, November 10, 2023 12:37:28 PM
Time Spent: 00:00:55
IP Address: 174.27.141.15

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
 2. Creating a Code of Ethics
 3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
 4. Have Date on Public Hearing Signs large and bold for us to read
 5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
 6. Create online map of approved development to see upcoming projects
 7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:34:37 PM
Last Modified: Friday, November 10, 2023 12:41:29 PM
Time Spent: 00:06:51
IP Address: 69.9.49.11

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more multi-family apartments/townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:52:20 PM
Last Modified: Friday, November 10, 2023 12:58:28 PM
Time Spent: 00:06:08
IP Address: 65.129.56.183

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 12:57:35 PM
Last Modified: Friday, November 10, 2023 12:59:19 PM
Time Spent: 00:01:43
IP Address: 65.129.124.143

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:02:35 PM
Last Modified: Friday, November 10, 2023 1:06:45 PM
Time Spent: 00:04:09
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:10:12 PM
Last Modified: Friday, November 10, 2023 1:10:29 PM
Time Spent: 00:00:17
IP Address: 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:01:55 PM
Last Modified: Friday, November 10, 2023 1:10:55 PM
Time Spent: 00:09:00
IP Address: 65.129.63.51

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:31:43 PM
Last Modified: Friday, November 10, 2023 1:37:02 PM
Time Spent: 00:05:18
IP Address: 38.18.212.45

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:38:32 PM
Last Modified: Friday, November 10, 2023 1:39:18 PM
Time Spent: 00:00:45
IP Address: 174.27.163.57

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
-

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:49:51 PM
Last Modified: Friday, November 10, 2023 1:51:40 PM
Time Spent: 00:01:48
IP Address: 24.119.55.30

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

Q2

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 1:56:59 PM
Last Modified: Friday, November 10, 2023 1:58:06 PM
Time Spent: 00:01:06
IP Address: 142.0.221.12

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
 - No more townhomes
 - More diversified commercial
-

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:05:26 PM
Last Modified: Friday, November 10, 2023 2:09:03 PM
Time Spent: 00:03:37
IP Address: 173.239.254.189

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:10:19 PM
Last Modified: Friday, November 10, 2023 2:12:24 PM
Time Spent: 00:02:04
IP Address: 104.28.111.208

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:12:58 PM
Last Modified: Friday, November 10, 2023 2:19:59 PM
Time Spent: 00:07:01
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:25:52 PM
Last Modified: Friday, November 10, 2023 2:25:58 PM
Time Spent: 00:00:06
IP Address: 69.92.172.247

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
 - No more storage units
 - No more townhomes
 - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:22:44 PM
Last Modified: Friday, November 10, 2023 2:26:05 PM
Time Spent: 00:03:20
IP Address: 75.174.82.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

Q2

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:34:31 PM
Last Modified: Friday, November 10, 2023 2:36:19 PM
Time Spent: 00:01:47
IP Address: 173.207.183.158

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

Q2

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:01 PM
Last Modified: Friday, November 10, 2023 2:46:36 PM
Time Spent: 00:02:35
IP Address: 38.44.249.206

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.
Better roads that can handle the influx of traffic.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:44:20 PM
Last Modified: Friday, November 10, 2023 2:48:17 PM
Time Spent: 00:03:57
IP Address: 12.74.220.3

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:51:29 PM
Last Modified: Friday, November 10, 2023 2:52:58 PM
Time Spent: 00:01:29
IP Address: 174.247.144.5

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:34 PM
Last Modified: Friday, November 10, 2023 2:54:12 PM
Time Spent: 00:03:37
IP Address: 160.2.185.141

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!
why did you not give us more time?? I got this email at 2:30....can't read everything.

Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 2:50:21 PM
Last Modified: Friday, November 10, 2023 3:01:48 PM
Time Spent: 00:11:27
IP Address: 65.129.69.90

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

*Create a Code of Ethics

*Higher level of transparency with meetings & votes

*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

Q2

What changes to Star's zoning code would you like to suggest?

*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

*No more full rental communities (American Star)

*Strictly limit or eliminate STRs such as Air BnB in residential communities

*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:08:52 PM
Last Modified: Friday, November 10, 2023 3:11:08 PM
Time Spent: 00:02:15
IP Address: 65.129.32.116

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Low Density Housing

Q2

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:10:35 PM
Last Modified: Friday, November 10, 2023 3:12:45 PM
Time Spent: 00:02:09
IP Address: 174.230.193.47

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:12:29 PM
Last Modified: Friday, November 10, 2023 3:16:24 PM
Time Spent: 00:03:55
IP Address: 18.144.83.213

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:20:25 PM
Last Modified: Friday, November 10, 2023 3:23:04 PM
Time Spent: 00:02:39
IP Address: 67.61.253.249

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:

No more townhomes or apartments

Q2

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:16 PM
Last Modified: Friday, November 10, 2023 3:36:01 PM
Time Spent: 00:02:45
IP Address: 69.92.172.153

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:25:48 PM
Last Modified: Friday, November 10, 2023 3:36:14 PM
Time Spent: 00:10:25
IP Address: 147.182.251.163

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:33:06 PM
Last Modified: Friday, November 10, 2023 3:49:56 PM
Time Spent: 00:16:49
IP Address: 98.97.41.10

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
 2. Establish longer time frame for public comment on all proposed development projects.
 3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
-

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 3:49:15 PM
Last Modified: Friday, November 10, 2023 3:54:32 PM
Time Spent: 00:05:17
IP Address: 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:16:08 PM
Last Modified: Friday, November 10, 2023 4:17:08 PM
Time Spent: 00:01:00
IP Address: 184.99.73.147

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:07:57 PM
Last Modified: Friday, November 10, 2023 4:17:56 PM
Time Spent: 00:09:59
IP Address: 174.27.171.28

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:22:47 PM
Last Modified: Friday, November 10, 2023 4:26:12 PM
Time Spent: 00:03:25
IP Address: 159.118.202.149

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 4:36:39 PM
Last Modified: Friday, November 10, 2023 4:50:51 PM
Time Spent: 00:14:11
IP Address: 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
 2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
-

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
 2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
 3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
 4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.

 5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
 6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:05:25 PM
Last Modified: Friday, November 10, 2023 8:06:41 PM
Time Spent: 00:01:16
IP Address: 216.21.27.76

Page 1: Municipal & Zoning Codes Update Project

Q1 Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1
No more storage units
No more townhomes

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 10, 2023 8:32:21 PM
Last Modified: Friday, November 10, 2023 8:33:40 PM
Time Spent: 00:01:18
IP Address: 38.44.248.48

Page 1: Municipal & Zoning Codes Update Project

Q1 **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

Q2
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 6:54:47 AM
Last Modified: Saturday, November 11, 2023 6:56:46 AM
Time Spent: 00:01:58
IP Address: 98.97.117.177

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 7:28:27 AM
Last Modified: Saturday, November 11, 2023 7:30:17 AM
Time Spent: 00:01:50
IP Address: 104.28.116.52

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 11, 2023 1:19:32 PM
Last Modified: Saturday, November 11, 2023 1:23:38 PM
Time Spent: 00:04:06
IP Address: 12.74.220.29

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 12, 2023 10:29:34 AM
Last Modified: Sunday, November 12, 2023 10:38:12 AM
Time Spent: 00:08:38
IP Address: 152.37.202.174

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

**AMENDED AND RESTATED DEVELOPMENT AGREEMENT
MILESTONE RANCH SUBDIVISION AND MILEPOST COMMONS
SUBDIVISION**

This Amended and Restated Development Agreement (this “Agreement”) is entered into as of the date set forth below by and between the City of Star, a municipal corporation in the State of Idaho (“City”), BHEG Milestone Ranch LLC, (“BHEG”), and Toll West Inc (“Toll West”), and each of their respective successors and assigns. BHEG and Toll West are collectively referred to herein as “BHEG/Toll West”.

WHEREAS, pursuant to approvals identified in City File No. AZ 21-10/RZ-21-06/DA-21-15, BHEG entered into a development agreement dated February 8, 2022, recorded on February 9, 2022 in the records of Ada County as Instrument No. 2022-014198 under Ordinance No. 350 (the “Original Agreement”);

WHEREAS, the real property identified in the Original Agreement was annexed pursuant to Ordinance No. 350, approval date October 12, 2021 and recorded with the Original Agreement;

WHEREAS, no changes to the Original Agreement are made in connection with this Agreement;

WHEREAS, BHEG/Toll West are the current fee title owners of the real property legally described and depicted on **Exhibit A** attached hereto and made a part hereof (the “Property”);

WHEREAS, BHEG/Toll West, collectively referred to herein as the “Owners,” seek to enter into this Agreement with the City in order to amend and restate the Original Agreement in order to identify the uses and manner under which the Property will develop, in accordance with the applicable ordinances and regulations of the City;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and City Code at Title 8, Chapter 1, has the authority to enter into and amend 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, the Owners desire to be assured that they may proceed with developing the Property in accordance with this Agreement;

WHEREAS, Owners have filed with the City Planning and Zoning Department, preliminary plats for Milestone Ranch and Milepost Commons Subdivision (File No. PP-21-14 & PP-23-05), so that the City can review all of 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 the Owners and such Owners' successors and assigns' 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 Code;

THEREFORE, the City and the Owners, 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 for Milestone Ranch Subdivision.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 70.52 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-5-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

2.3 Uses. The Property is hereby approved for a maximum of 284 residential lots (240 single-family detached lots and 44 single-family attached townhome lots). The Property may also be used to provide residential amenities (e.g. clubhouses and parks). When sewer and water are available, but prior to a final plat being recorded on the Property, Owner or Developer may apply, through City's standard permit process, for building permits for future residential amenities (e.g. clubhouse) and model homes.

2.4 Setbacks. The development shall comply with the following approved setbacks and dimensional standards:

Single-family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/side load garage 20' to garage face	10'	5'	20'

Single-Family Attached Setbacks (Front-load):

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area 20' to garage face	10'	0' for common walls 5' at end of building	20'

Single-Family Attached Setbacks (Alley-load):

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback from Alley	Min. Interior Side Setback	Min. Street Side Setback
35'	10'	20'	0' for common walls 5' at end of building	20'

2.5 Additional Requirements:

- Provide a 7-foot sidewalk along W. Floating Feather Road.
- North stub street may be public in future.

2.6 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 \$39,200.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the City \$138.10 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.

Section 3. Development/Uses/Standards for Milepost Commons Subdivision.

3.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 19.93 acres as follows:

- Zoning Classification: The zoning classification of the Property is R-4
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein

3.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

3.3 Uses. The Property is hereby approved for a maximum of 72 residential lots.

3.4 Setbacks. The development shall comply with the following approved setbacks and dimensional standards:

Single-family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/side load garage 20' to garage face	10'	7.5'	20'

3.5 Additional Requirements:

- Side yard setbacks shall be 7.5'. A waiver has not been granted as part of the DA modification.
- Council approves minimum rear yard setbacks of 10'.

- The applicant shall connect the sidewalk/pathway in the northwest corner of the development to N. Pollard Lane.

3.6 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 \$72,000.00 traffic mitigation fee 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.

3.7 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 fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

3.8 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 4. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this 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 5. Default. The failure of Owner, its heirs or assigns or subsequent owners 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 6. 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 7. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. 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 owners 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 8. General Matters.

- 8.1 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.
- 8.2 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 neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 8.3 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.
- 8.4 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: BHEG Milestone Ranch LLC
650 Newport Center Dr.
Newport Beach, California 92660

Owner: Toll West Inc.
1140 Virginia Dr.
Fort Washington, Pennsylvania 19034

Developer: Toll Southwest, LLC
3103 W. Sheryl Drive Suite 101
Meridian, Idaho 83642

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 _____, 2024.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

BHEG Milestone Ranch, LLC, a Delaware
limited liability company

By:
Its:

STATE OF)
) ss.
County of)

On this ____ day of _____, 2024, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known to me to be the Representative of **BHEG Milestone Ranch LLC**, who subscribed her name to the foregoing instrument, and acknowledged to me that she 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.

Notary Public for
Residing at _____
My Commission expires _____

OWNER:

Toll West, Inc

By:
Its:

STATE OF)
) ss.
County of)

On this ____ day of _____, 2024, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known to me to be the Representative of **Toll West, Inc**, who subscribed her name to the foregoing instrument, and acknowledged to me that she 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.

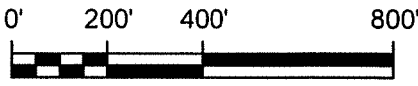
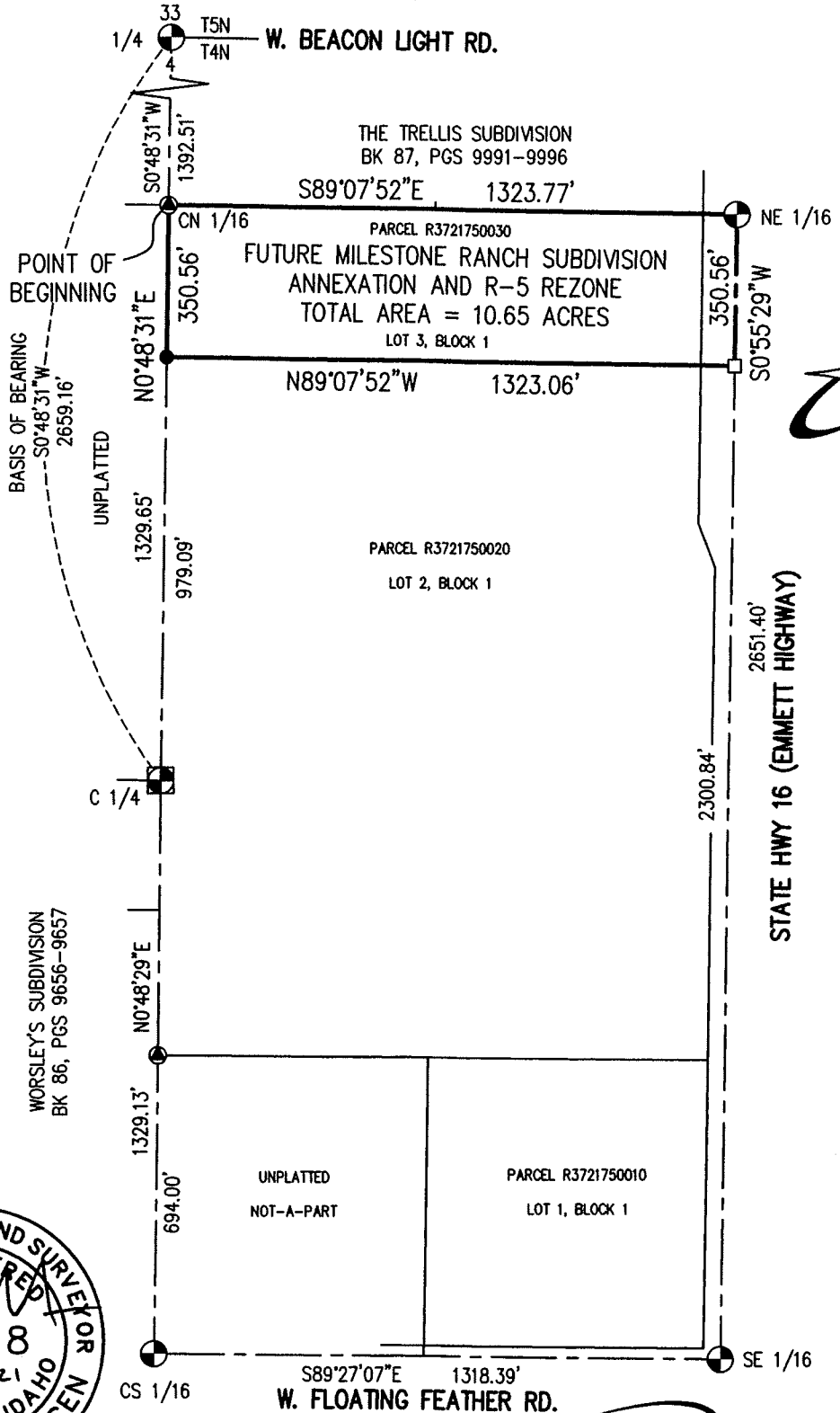
Notary Public for
Residing at _____
My Commission expires _____

EXHIBIT A

Section 7, Item A.

MILESTONE RANCH SUBDIVISION

ANNEXATION AND R-5-DA REZONE EXHIBIT



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 – Annexation and R-5-DA Rezone

A parcel of land being Lot 3 of Block 1 of Hoot Nanney Farms Subdivision as shown in Book 103 of Plats on Pages 13839 through 13841, records of Ada County, Idaho, and a portion of SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of the NE ¼ of said Section 4, from which an Aluminum Cap monument marking the southwest corner of said SW ¼ of the NE ¼ (C ¼ corner) bears S 0°48'31" W a distance of 2659.16 feet;

Thence along the westerly boundary of said NE ¼ S 0°48'31" W a distance of 1392.51 feet to the northwest corner of said Lot 3 of Block 1 of Hoot Nanney Farms Subdivision and the **POINT OF BEGINNING**;

Thence along the northerly boundary of said Lot 3 and the extension thereof, also being the northerly boundary of said SW ¼ of the NE ¼, S 89°07'52" E a distance of 1323.77 feet to a Brass Cap monument marking the northeast corner of said SW ¼ of the NE ¼;

Thence along said easterly boundary of said NW ¼ of the SE ¼ S 0°55'29" W a distance of 350.56 feet to a point on the extension of the southerly boundary of said Lot 3;

Thence along said southerly boundary of Lot 3 and the extension thereof N 89°07'52" W a distance of 1323.06 feet to a point marking the southwest corner of said Lot 3;

Thence along the westerly boundary of said Lot 3 N 0°48'31" E a distance of 350.56 feet to the **POINT OF BEGINNING**.

This parcel contains 10.65 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 28, 2021



MILESTONE RANCH SUBDIVISION

MU TO R-5- REZONE EXHIBIT
DA

1/4 33 T5N T4N W. BEACON LIGHT RD.

THE TRELIS SUBDIVISION
BK 87, PGS 9991-9996

CN 1/16 S89°07'52"E 1323.77' NE 1/16

PARCEL R3721750030
LOT 3, BLOCK 1

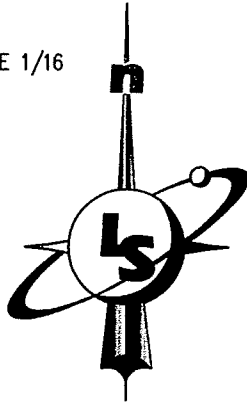
350.56'
S89°07'52"E 1323.06'

UNPLATTED

1329.65'
N0°48'31"E 979.09'

PARCEL R3721750020
LOT 2, BLOCK 1

FUTURE MILESTONE RANCH SUBDIVISION
REZONE - MU TO R-5
TOTAL AREA = 59.87 ACRES



C 1/4

WORSLEY'S SUBDIVISION
BK 86, PGS 9656-9657

POINT OF BEGINNING
BASIS OF BEARING N0°48'29"E 635.13'

N89°27'07"W 628.08'

UNPLATTED
NOT-A-PART

PARCEL R3721750010
LOT 1, BLOCK 1

1329.13'
694.00'

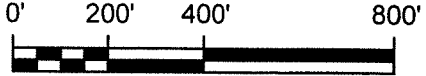
N0°48'29"E 694.00'

CS 1/16 628.08' 690.31' SE 1/16

1318.39' N89°27'07"W
W. FLOATING FEATHER RD.

STATE HWY 16 (EMMETT HIGHWAY)

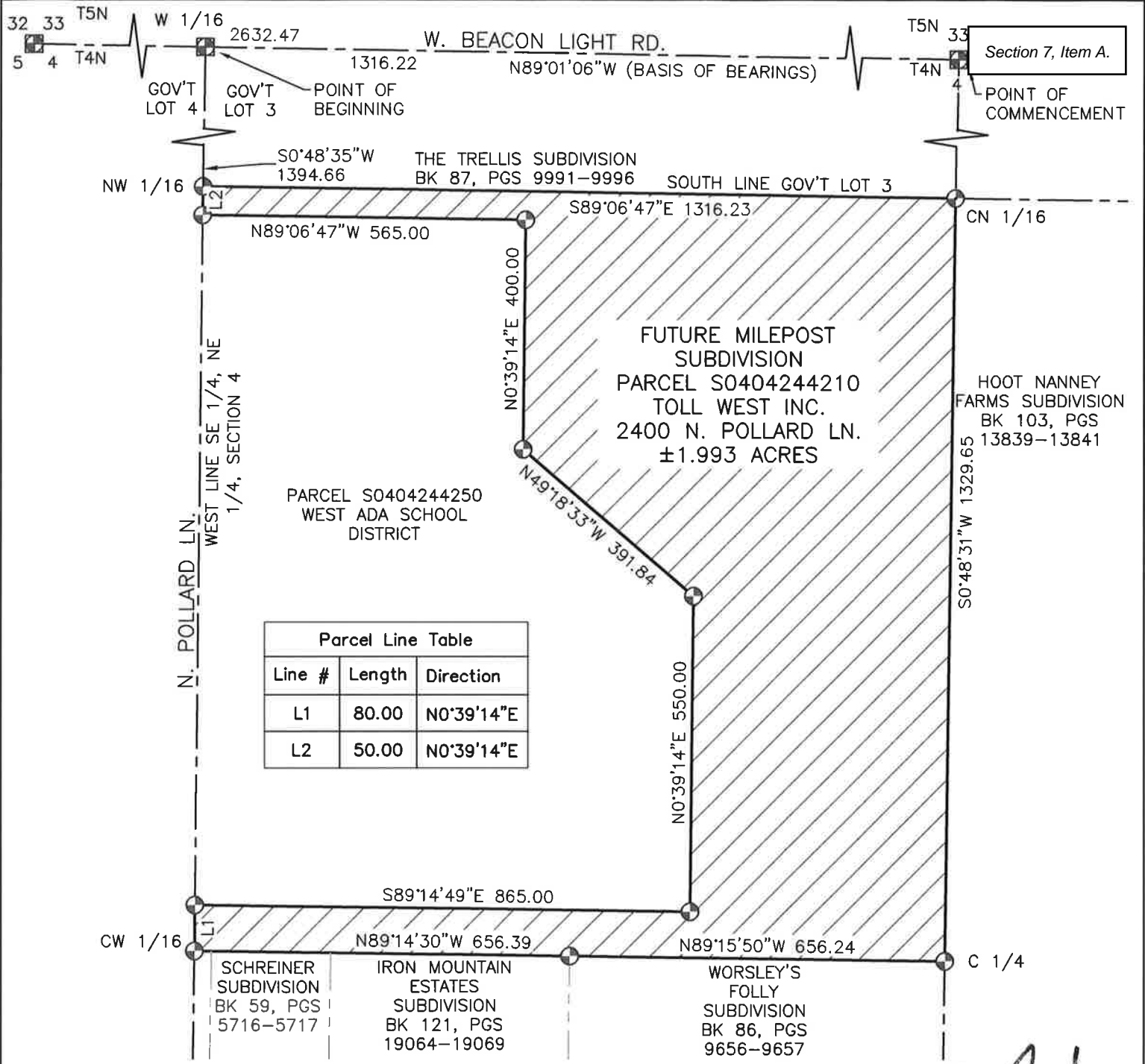
2300.84'
S0°55'29"W 2651.40'



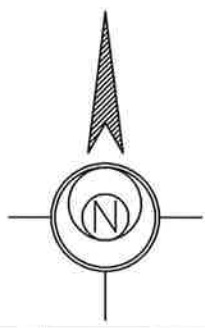
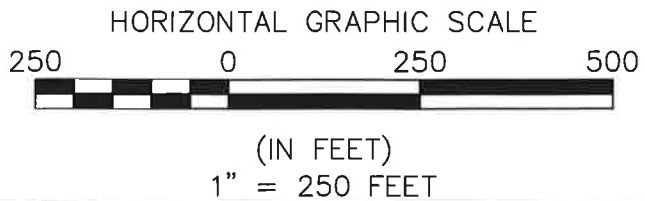
LandSolutions

Land Surveying and Consulting

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



Parcel Line Table		
Line #	Length	Direction
L1	80.00	N0°39'14"E
L2	50.00	N0°39'14"E



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

BOUNDARY EXHIBIT

MILEPOST SUBDIVISION
 STAR, IDAHO

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	
			12-21-22	1"=250'	JJC	JJC	7832	MILEPOST	1	773

LEGAL DESCRIPTION OF MILEPOST SUBDIVISION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N89°01'06"W, A DISTANCE OF 2,632.47 FEET;

THENCE N89°01'06"W, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1,316.22 FEET TO THE NORTH COMMON CORNER OF GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 4;

THENCE S00°48'35"W, ALONG THE COMMON LINE OF GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 1,394.66 FEET TO THE SOUTH CORNER COMMON TO SAID GOVERNMENT LOTS 3 AND 4, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S89°06'47"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 1,316.23 FEET TO THE COMMON CORNER OF SAID GOVERNMENT LOT 3 AND THE NORTHWEST CORNER OF HOOT NANNEY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 103 OF PLATS, PAGES 13839 THROUGH 13841 OF ADA COUNTY RECORDS;

THENCE S00°48'31"W, ALONG THE WEST LINE OF SAID HOOT NANNEY FARMS SUBDIVISION, A DISTANCE OF 1,329.65 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WORSLEY'S FOLLY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 86 OF PLATS, PAGES 9656 AND 9657 OF ADA COUNTY RECORDS;

THENCE N89°15'50"W, ALONG THE NORTH LINE OF SAID WORSLEY'S FOLLY SUBDIVISION, A DISTANCE OF 656.24 FEET TO THE NORTHEAST CORNER OF IRON MOUNTAIN ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 121 OF PLATS, PAGES 19064 THROUGH 19069 OF ADA COUNTY RECORDS;

THENCE N89°14'30"W, ALONG THE NORTH LINE OF SAID IRON MOUNTAIN ESTATES SUBDIVISION AND THE NORTH LINE OF SCHREINER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 59 OF PLATS AT PAGE 5716 OF ADA COUNTY RECORDS, A DISTANCE OF 656.39 FEET TO THE CENTER-WEST 1/16TH SECTION CORNER, SAID POINT BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 00°39'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89°14'49" EAST, A DISTANCE OF 865.00 FEET;

THENCE NORTH 00°39'14" EAST, A DISTANCE OF 550.00 FEET;

THENCE NORTH 49°18'33" WEST, A DISTANCE OF 391.84 FEET;

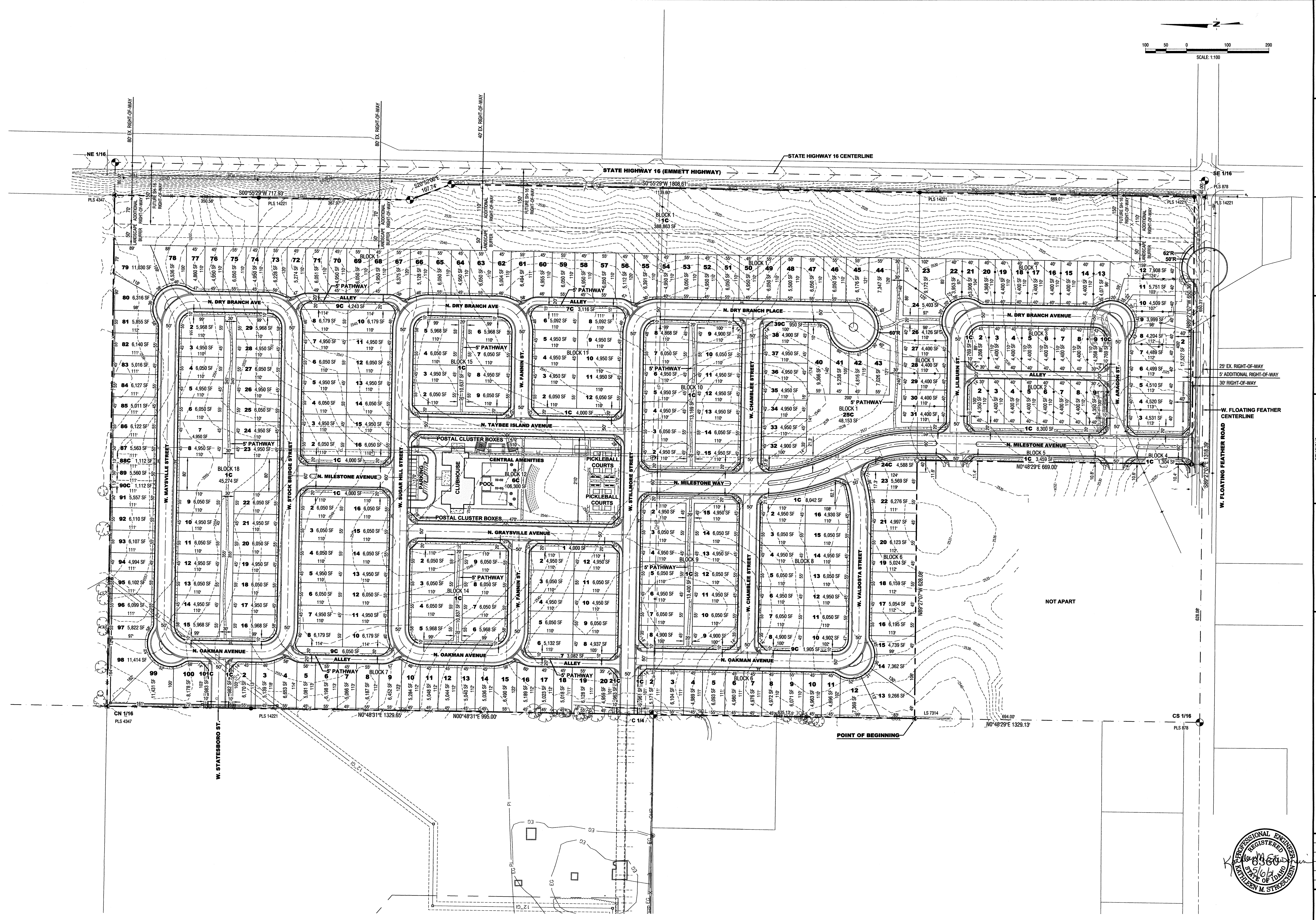
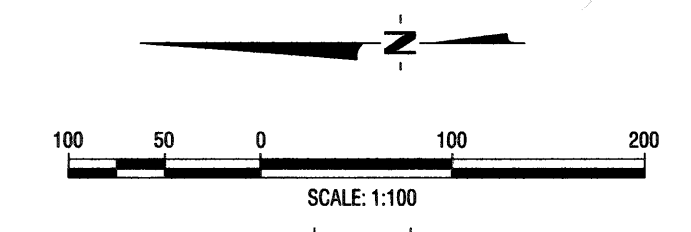
THENCE NORTH 00°39'14" EAST, A DISTANCE OF 400.00 FEET;

THENCE NORTH 89°06'47" WEST, A DISTANCE OF 565.00 FEET TO A POINT ON SAID WEST LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 00°39'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINS: +/- 1.993 ACRES





OWNERS OF RECORD
HOOT NANNY FARMS, INC.
CAROL M. DIXON AND
SANDRA A. DIXON
8542 W. FLOATING FEATHER ROAD
STAR, IDAHO 83869

DEVELOPER
TOLL SOUTHWEST, LLC
3103 W. SHERY DRIVE, STE. 100
MERIDIAN, IDAHO 83842
PHONE: (208) 424-0020

SURVEYOR
CLINT HANSEN, PLS
LAND SOLUTIONS, PC
231 E 5TH STREET, STE. A
MERIDIAN, ID 83842
PHONE: (208) 395-0580
FAX: (208) 289-2537
EMAIL: clint@landolutions.biz

PLANNER
BECKY MCKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, ID 83842
PHONE: (208) 395-0580
FAX: (208) 395-0581
EMAIL: becky@engsol.com

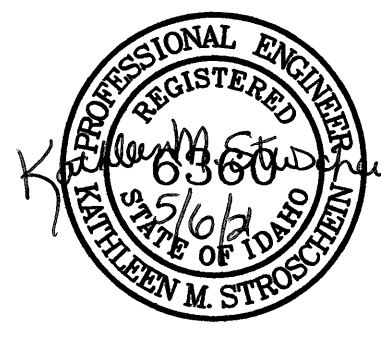
NO.	DESCRIPTION	DATE	BY

ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83842
PHONE: (208) 395-0580 FAX: (208) 395-0581

MILESTONE RANCH SUBD.
LOCATED WITHIN 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.
PRELIMINARY PLAT

DATE ISSUED	05/06/2021
PROJECT NO.	201102
DWG. FILE	201102-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM

PREL-2
SHEET 02 OF 02

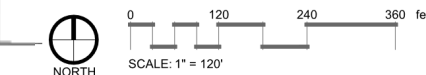


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Crimson King' / Crimson King Norway Maple	B&B	2"		14	35' H x 25' W, Class II
	Acer truncatum 'Crimson Sunset' / Crimson Sunset Maple	B&B	2"		40	35' h x 25' w, Class II
	Celtis occidentalis / Common Hackberry	B&B	2"		49	40' h x 30' w, CLASS II
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood	B&B	2"		75	35' h x 30' w, Class II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		69	40' h x 20' w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		59	50' h x 30' w Class II
	Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree	B&B	2"		64	50' h x 25' w CLASS II
	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B	2"		60	25' h x 20' w, CLASS I
	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	B&B		6'-8' H	25	30' h x 15' w
	Prunus virginiana 'Canada Red' / Canada Red Cherry	B&B	2"		14	25' h x 20' w Class II
	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	B&B	2"		14	40' h x 17' w, Class I
	Quercus frainetto 'Schmidt' / Forest Green Oak	B&B	2"		43	60' h x 30' w, Class II
	Tilia americana 'Redmond' / Redmond American Linden	B&B	2"		79	50' h x 30' w Class II
	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	B&B	2"		16	45' h x 15' w CLASS II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			537	5' h x 3' w
	Cotinus coggygria 'Grace' / Grace Smoke Bush	5 gal			28	15' h x 12' w
	Forsythia x 'Meadowlark' / Meadowlark Forsythia	5 gal			52	8' h x 10' w
	Forsythia x intermedia 'Mindor' TM / Show Off Forsythia	5 gal			50	6' h x 5' w
	Gaillardia x grandiflora 'Arizona Sun' / Arizona Sun Blanketflower	1 gal			74	18" h x 24" w
	Helictotrichon sempervirens / Blue Oat Grass	1 gal			228	3' h x 3' w
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal			250	6' h x 30" w
	Juniperus chinensis 'Hetzi Glauca' / Hetzi Blue Juniper	5 gal			43	8' h x 10' w
	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			112	6" h x 7' w
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			59	30" h x 30" w, Drought Tolerant
	Leucanthemum x superbum / Shasta Daisy	1 gal			83	30" h x 24" w
	Miscanthus sinensis 'Variegatus' / Variegated Japanese Silver Grass	5 gal			127	6' h x 4' w
	Pennisetum alopecuroides 'Karlay Rose' / Karlay Rose Fountain Grass	2 gal			242	30" h x 30" w, Drought Tolerant
	Pennisetum alopecuroides 'Moudry' / Black Flowering Fountain Grass	1 gal			97	3' h x 3' w
	Phlox subulata 'Emerald Pink' / Emerald Pink Creeping Phlox	1 gal			24	6" h x 36" w
	Physocarpus opulifolius 'SMNPOBLR' TM / Ginger Wine Ninebark	5 gal			213	5' h x 5' w
	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal			49	5' h x 5' w
	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	5 gal			377	7' h x 3' w, Drought Tolerant
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			224	18" h x 6' w, Drought Tolerant
	Salvia nemorosa 'East Friesland' / East Friesland Perennial Sage	2 gal			85	18" X 2' w, Drought Tolerant
	Spiraea japonica 'Neon Flash' / Neon Flash Spiraea	2 gal			34	3' h x 3' w

LANDSCAPE MATERIALS LEGEND:

	SOD LAWN		PLANTER BED AREAS - LANDSCAPE MULCH PER LANDSCAPE NOTES
	NATIVE SEED MIX WITH SAGEBRUSH & WILDFLOWERS - SEED IN DISTURBED AREAS		4' OPEN FENCE
			6' WOOD PRIVACY FENCE



Section 7, Item A.

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 9th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WWW.STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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Scale: PRELIMINARY



NOT FOR CONSTRUCTION

MILESTONE RANCH
STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 20-1958
DATE: 06.25.21
DRAWN BY: DW
CHECKED BY: WH

DRAWING TITLE

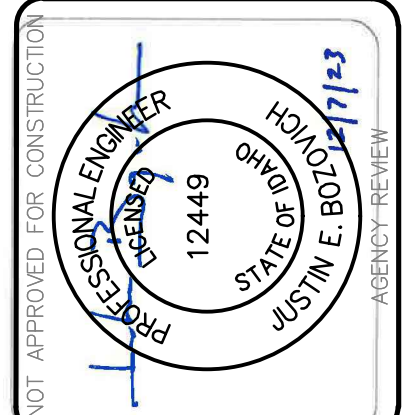
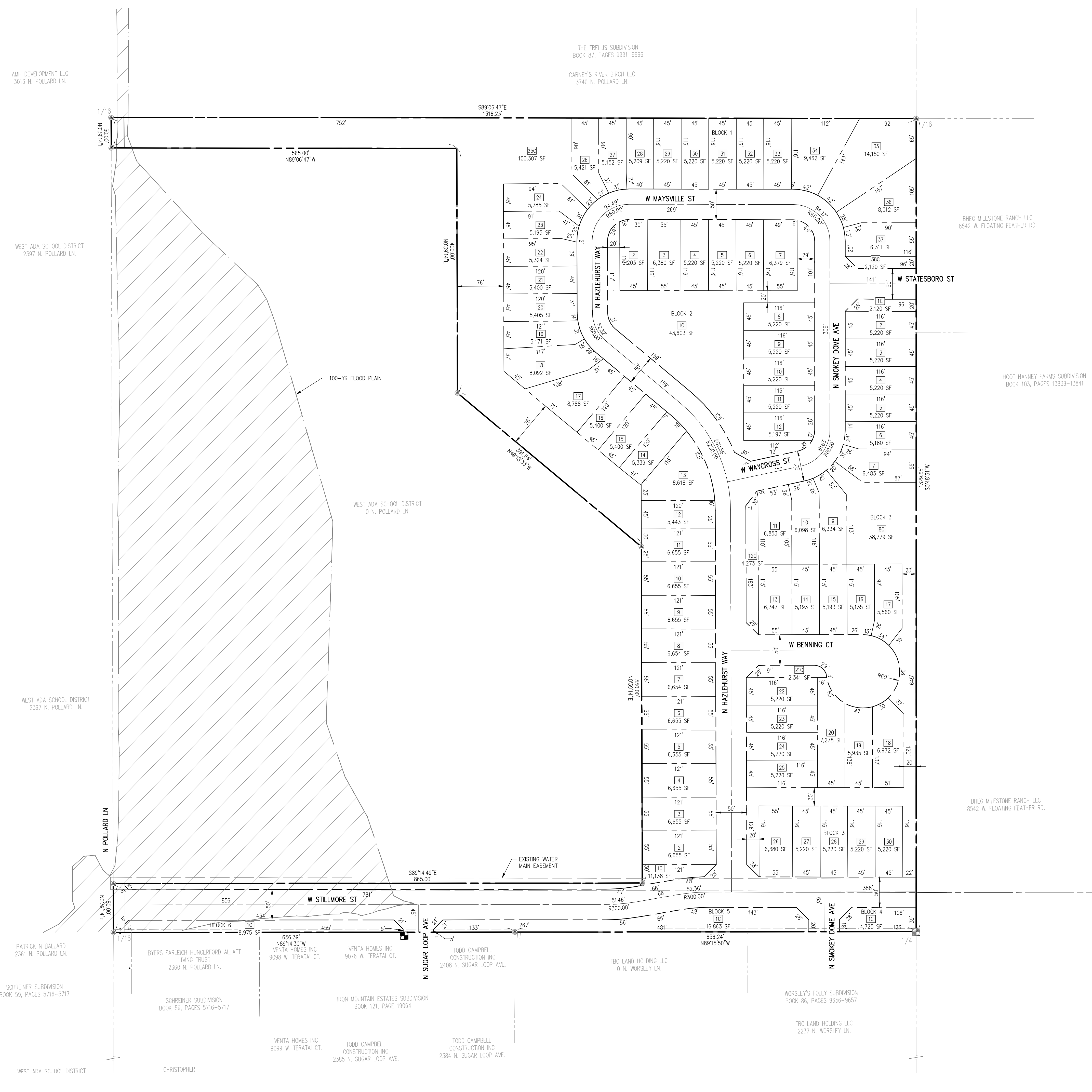
OVERALL COLOR PLAN

SHEET NUMBER

L201

778

\\IDNASP01\ESE\PROJECTS\IDAHO\7832 - MILEPOST (MILESTONE RANCH)\ENGINEERING\DRAWINGS\PREL\7832-5-PLAN-PP-DWG-Daniel Roweth-12/7/2023 12:11 PM

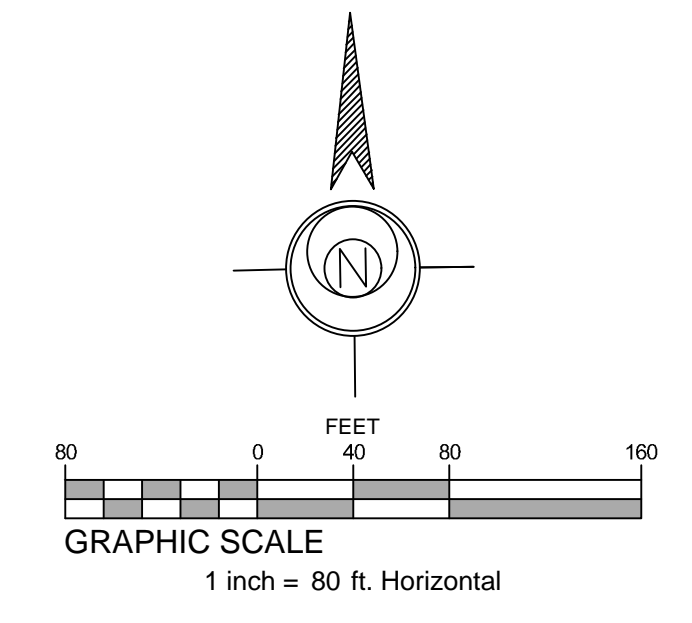


ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

REV.	DATE	DESCRIPTION	DR.
A.	12/7/23	PRELIM SUBMITTAL	DRAWN

PRELIMINARY PLAT
MILEPOST COMMONS SUBDIVISION
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
JOB NO.:	7832	FILE NAME:	7832-5-PLAN-PP
REF. NO.:			
SHEET NO.:	3	OF	5



Contract Documents & Specifications

CITY OF STAR, IDAHO

RIVER HOUSE PARKING LOT

Volume 1 of 2
Technical Specifications

MAY 2024



Ryan V. Morgan, P.E.
10769 W State St
Star, ID 83669
(208) 286-7247

TABLE OF CONTENTS

VOLUME 1

BIDDING REQUIREMENTS, CONTRACT FORMS, AND CONDITIONS OF THE CONTRACT

BIDDING DOCUMENTS

- 00 11 16 Advertisement for Bids
- 00 21 13 Instruction to Bidders
- 00 41 13 Bid Form
- 00 43 13 Bid Bond
- 00 43 36 Proposed Subcontractors and Suppliers

CONTRACT FORMS

- 00 51 00 Notice of Award
- 00 52 13 Agreement between Owner and Contractor
- 00 55 00 Notice to Proceed
- 00 61 13.13 Performance Bond
- 00 61 13.16 Payment Bond
- 06 62 16 Certificate of Insurance
- 00 65 36 Warranty Form

CONDITIONS OF THE CONTRACT

- 00 62 76.10 Idaho State Tax Requirements
- 01 00 00 Special Provisions

VOLUME 2

DRAWINGS (BOUND SEPARATELY)

ADVERTISEMENT FOR BIDS

OWNER: City of Star

PROJECT TITLE: River House Parking Lot

Separate sealed Bids for the Star River House Parking Lot will be received by the City of Star, Idaho 10769 West State Street, Star, ID 83669, until **3:00 pm local time on June 12, 2024**, and then publicly opened and read aloud shortly thereafter at the Star River House 960 South Main Street, Star, Idaho 83669.

The project consists of site work improvements for the River House Parking Lot located adjacent to the existing River House and its current improvements. Improvements included the construction of a new parking lot and associated curb, gutter, and sidewalk and limited utility improvements.

Obtaining The Bidding Documents

The Request For Proposals (RFP) Documents for the Project can be found online at the following designated website:

<https://www.staridaho.org/rfps>

Documents may be downloaded from the designated website. Prospective applicants are urged to submit their intent to submit bids even if Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. Intent to Bid may be submitted by emailing bids@staridaho.org. The designated website will be updated periodically with addenda, reports, and other information relevant to the bidding documents. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Owner will not be responsible for addenda, if any, obtained from sources other than the designated website.

Documents may be examined at the following locations during business hours:

- 1) Star City Hall, 10769 West State Street, Star, ID 83669

A pre-bid conference will be held at **1:30 p.m. local time on May 29, 2024**, on site at 11380 W. Hidden Brook Dr., Star, Idaho 83669, We will gather near the north parking lot. Attendance at the pre-bid conference is encouraged but is not mandatory.

In determining the lowest responsive bid, the Owner will consider all acceptable bids on a basis consistent with the bid package. The Owner will also consider whether the bidder is a responsible bidder.

All bids must be signed and accompanied by evidence of authority to sign.

Bids must be accompanied by Bid Security in the form of a bid bond, certified check, cashiers check or cash in the amount of **5%** of the amount of the bid proposal. Said bid security shall be forfeited to Owner as liquidated damages should the successful bidder fail to enter into contract in accordance with their proposal as specified in the Instructions to Bidders.

Owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the Owner.

Dates Advertised: May 22, 2024 & May 29, 2024

SUGGESTED INSTRUCTIONS TO BIDDERS

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ARTICLE 1 – DEFINED TERMS

- 1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:
- A. Bidder – The individual or entity who submits a Bid Directly to Owner.
 - B. *Issuing Office* – The office from which the Bidding Documents are to be issued and where the bidding procedures are to be administered by the Owner.
 - C. *Owner* – City of Star, 10769 West State Street, Star, Idaho 83669.
 - D. *Successful Bidder* - The lowest responsible Bidder submitting a responsive Bid to whom Owner (on the basis of Owner’s evaluation as hereinafter provided) makes an award.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

- 2.01 Complete sets of the Bidding Documents may be obtained from the Issuing Office in the number and format stated in the advertisement or invitation to bid.
- 2.02 Complete sets of Bidding Documents shall be used in preparing Bids; Owner assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.
- 2.03 Owner, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not authorize or confer a license for any other use.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

- 3.01 To demonstrate Bidder’s qualifications to perform the Work, after submitting its Bid and within 2 days of Owner’s request, Bidder shall submit (a) written evidence establishing its qualifications such as financial data, previous experience, and present commitments, and (b) the following additional information:
- A. Idaho Code 54-1902 requires Bidder and subcontractors to have the appropriate Public Works Contractor’s License to submit a Bid or proposal for this project.
 - B. Bidder’s state or other contractor license number, if applicable.
 - C. Subcontractor and Supplier qualification information; coordinate with provisions of Article 12 of these Instructions, “Subcontractors, Suppliers, and Others.”
- 3.02 A Bidder’s failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.
- 3.03 No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder’s qualifications.
- 3.04 Bidder is advised to carefully review those portions of the Bid Form requiring Bidder’s representations and certifications.

ARTICLE 4 – SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER’S SAFETY PROGRAM; OTHER WORK AT THE SITE

4.01 *Site and Other Areas*

- A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

4.02 *Existing Site Conditions*

- A. Subsurface and Physical Conditions; Hazardous Environmental Conditions
 - 1. The Supplementary Conditions identify:
 - a. those reports known to Owner of explorations and tests of subsurface conditions at or adjacent to the Site.
 - b. those drawings known to Owner of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities).
 - c. reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.
 - d. Technical Data contained in such reports and drawings.
 - 2. Owner will make copies of reports and drawings referenced above available to any Bidder on request. These reports and drawings are not part of the Contract Documents, but the Technical Data contained therein upon whose accuracy Bidder is entitled to rely, as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any Technical Data or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.
 - 3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General Conditions will apply.
- B. Underground Facilities: Information and data shown or indicated in the Bidding Documents with respect to existing Underground Facilities at or contiguous to the Site are set forth in the Contract Documents and are based upon information and data furnished to Owner by owners of such Underground Facilities, including Owner, or others.
- C. Adequacy of Data: Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to subsurface conditions, other physical conditions, and Underground Facilities, and possible changes in the Bidding Documents due to differing or unanticipated subsurface or physical conditions appear in Paragraphs 5.03, 5.04, and 5.05 of the General Conditions. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to a Hazardous Environmental Condition at the Site, if any, and possible changes in the Contract Documents due to any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work, appear in Paragraph 5.06 of the General Conditions.

4.03 *Site Visit and Testing by Bidders*

- A. Bidder may conduct a Site visit during normal working hours, and shall not disturb any ongoing operations at the Site.
- B. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.
- C. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner's authority regarding the Site.
- D. Bidder shall comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.
- E. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies.

4.04 *Owner's Safety Program*

- A. Site visits and work at the Site may be governed by an Owner safety program. As the General Conditions indicate, if an Owner safety program exists, it will be noted in the Supplementary Conditions.

4.05 *Other Work at the Site*

- A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Bidding Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 5 – BIDDER'S REPRESENTATIONS

5.01 It is the responsibility of each Bidder before submitting a Bid to:

- A. examine and carefully study the Bidding Documents, and any data and reference items identified in the Bidding Documents;
- B. visit the Site, conduct a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfy itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;
- C. become familiar with and satisfy itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work;
- D. carefully study all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or

subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings;

- E. consider the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs;
- F. agree, based on the information and observations referred to in the preceding paragraph, that at the time of submitting its Bid no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents;
- G. become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
- H. promptly give Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Owner is acceptable to Bidder;
- I. determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work; and
- J. agree that the submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 6 – PRE-BID CONFERENCE

- 6.01 A pre-Bid conference will be held at the time and location stated in the invitation or advertisement to bid. Representatives of Owner will be present to discuss the Project. Bidders are encouraged to attend and participate in the conference. Owner will transmit to all prospective Bidders of record such Addenda as Owner considers necessary in response to questions arising at the conference. Oral statements may not be relied upon and will not be binding or legally effective.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

- 7.01 All questions about the meaning or intent of the Bidding Documents are to be submitted to Owner in writing. Interpretations or clarifications considered necessary by Owner in response to such questions will be issued by Addenda delivered to all parties recorded as having received the Bidding Documents. Questions received less than seven days prior to the date for opening of Bids

may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

7.02 Addenda may be issued to clarify, correct, supplement, or change the Bidding Documents.

ARTICLE 8 – BID SECURITY

8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of 5 percent of Bidder’s maximum Bid price (determined by adding the base bid and all alternates) and in the form of a certified check, bank money order, or a Bid bond (on the form included in the Bidding Documents) issued by a surety meeting the requirements of Paragraphs 6.01 and 6.02 of the General Conditions.

8.02 The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract Documents, furnished the required contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture shall be Owner’s exclusive remedy if Bidder defaults.

8.03 The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective Date of the Contract or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

8.04 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within seven days after the Bid opening.

ARTICLE 9 – CONTRACT TIMES

9.01 The number of days within which, or the dates by which, Milestones are to be achieved and the Work is to be substantially completed and ready for final payment are set forth in the Agreement.

ARTICLE 10 – LIQUIDATED DAMAGES

10.01 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Agreement.

ARTICLE 11 – SUBSTITUTE AND “OR-EQUAL” ITEMS

11.01 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents, and those “or-equal” or substitute or materials and equipment subsequently approved by Owner prior to the submittal of Bids and identified by Addendum. No item of material or equipment will be considered by Owner as an “or-equal” or substitute unless written request for approval has been submitted by Bidder and has been received by Owner at least 15 days prior to the date for receipt of Bids. Each such request shall comply with the requirements of Paragraphs 7.04 and 7.05 of the General Conditions. The burden of proof of the merit of the proposed item is upon Bidder. Owner’s decision of approval or

disapproval of a proposed item will be final. If Owner approves any such proposed item, such approval will be set forth in an Addendum issued to all prospective Bidders. Bidders shall not rely upon approvals made in any other manner.

- 11.02 All prices that Bidder sets forth in its Bid shall be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of “or-equal” or substitution requests are made at Bidder’s sole risk.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS, AND OTHERS

- 12.01 A Bidder shall be prepared to retain specific Subcontractors, Suppliers, or other individuals or entities for the performance of the Work if required by the Bidding Documents (most commonly in the Specifications) to do so. If a prospective Bidder objects to retaining any such Subcontractor, Supplier, or other individual or entity, and the concern is not relieved by an Addendum, then the prospective Bidder should refrain from submitting a Bid.

- 12.02 Subsequent to the submittal of the Bid, Owner may not require the Successful Bidder or Contractor to retain any Subcontractor, Supplier, or other individual or entity against which Contractor has reasonable objection.

- 12.03 The apparent Successful Bidder, and any other Bidder so requested, shall within two days after Bid opening, submit to Owner a list of the Subcontractors.

If requested by Owner, such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, or other individual or entity. If Owner, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit an acceptable substitute, in which case apparent Successful Bidder shall submit a substitute, Bidder’s Bid price will be increased (or decreased) by the difference in cost occasioned by such substitution, and Owner may consider such price adjustment in evaluating Bids and making the Contract award.

- 12.04 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, or other individuals or entities. Declining to make requested substitutions will constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner subject to subsequent revocation of such acceptance as provided in Paragraph 7.06 of the General Conditions.

ARTICLE 13 – PREPARATION OF BID

- 13.01 The Bid Form is included with the Bidding Documents.
- A. All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.

- B. If the Bid Form expressly indicates that submitting pricing on a specific alternate item is optional, and Bidder elects to not furnish pricing for such optional alternate item, then Bidder may enter the words “No Bid” or “Not Applicable.”
- 13.02 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown.
- 13.03 A Bid by a corporation shall be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown.
- 13.04 A Bid by a limited liability company shall be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.
- 13.05 A Bid by an individual shall show the Bidder’s name and official address.
- 13.06 A Bid by a joint venture shall be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The official address of the joint venture shall be shown.
- 13.07 All names shall be printed in ink below the signatures.
- 13.08 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.
- 13.09 Postal and e-mail addresses and telephone number for communications regarding the Bid shall be shown.
- 13.10 The Bid shall contain evidence of Bidder’s authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authority and qualification prior to award of the Contract and attach such covenant to the Bid. Bidder’s state contractor license number, if any, shall also be shown on the Bid Form.

ARTICLE 14 – BASIS OF BID

- 14.01 Base Bid with Alternates
 - A. Bidders shall submit a Bid on a lump sum basis for the base Bid and include a separate price for each alternate described in the Bidding Documents and as provided for in the Bid Form. The price for each alternate will be the amount added to or deleted from the base Bid if Owner selects the alternate.
 - B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form.

ARTICLE 15 – SUBMITTAL OF BID

- 15.01 With each copy of the Bidding Documents, a Bidder is furnished one separate unbound copy of the Bid Form, and, if required, the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 7 of the Bid Form.

- 15.02 A Bid shall be received no later than the date and time prescribed and at the place indicated in the advertisement or invitation to bid and shall be enclosed in a plainly marked package with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate package plainly marked on the outside with the notation "BID ENCLOSED." A mailed Bid shall be addressed to **River House Parking Lot**.
- 15.03 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

- 16.01 A Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.
- 16.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 16.01 and submit a new Bid prior to the date and time for the opening of Bids.
- 16.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

ARTICLE 17 – OPENING OF BIDS

- 17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

- 19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible. If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, then the Owner will reject the Bid as nonresponsive; provided that Owner also reserves the right to waive all minor informalities not involving price, time, or changes in the Work.

- 19.02 If Owner awards the contract for the Work, such award shall be to the responsible Bidder submitting the lowest responsive Bid.
- 19.03 Evaluation of Bids
- A. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.
 - B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form. After determination of the Successful Bidder based on this comparative process and on the responsiveness, responsibility, and other factors set forth in these Instructions, the award may be made to said Successful Bidder on its base Bid and any combination of its additive alternate Bids for which Owner determines funds will be available at the time of award.
- 19.04 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.
- 19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.

ARTICLE 20 – BONDS AND INSURANCE

- 20.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner’s requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the Agreement (executed by Successful Bidder) to Owner, it shall be accompanied by required bonds and insurance documentation.

ARTICLE 21 – SIGNING OF AGREEMENT

- 21.01 When Owner issues a Notice of Award to the Successful Bidder, it shall be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder shall execute and deliver the required number of counterparts of the Agreement (and any bonds and insurance documentation required to be delivered by the Contract Documents) to Owner. Within ten days thereafter, Owner shall deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General Conditions.

ARTICLE 22 – SALES AND USE TAXES

- 22.01 Contractor shall pay all applicable sales and use taxes. These amounts shall be included in the Contractor’s bid.

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Star
10769 West State Street
Star Idaho, 83669

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information,

- observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
 - G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
 - H. Bidder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Owner is acceptable to Bidder.
 - I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
 - J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

RIVER HOUSE PARKING LOT BID PACKAGE

Total of Bid Package	\$
	(Amount in Figures)
(Amount in Words)	
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.)	

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security.
- B. List of Proposed Subcontractors.
- C. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids.
- D. Idaho Public Works Contractor’s License No. or Evidence of Bidder’s ability to obtain an Idaho Public Works Contractor’s License and a covenant by Bidder to obtain said license prior to award and execution of contract.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

By:

[Signature] _____

[Printed name] _____

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature] _____

[Printed name] _____

Title: _____

Submittal Date: _____

Address for giving notices:

Telephone Number: _____

Fax Number: _____

Contact Name and e-mail address: _____

Bidder's License No.: _____

(where applicable)

NOTE TO USER: *Use in those states or other jurisdictions where applicable or required.*

BID BOND (Penal Sum Form)

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

SURETY (Name, and Address of Principal Place of Business):

OWNER (Name and Address):

BID

Bid Due Date:

Description (Project Name— Include Location):

BOND

Bond Number:

Date:

Penal sum _____ \$ _____
(Words) (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER _____ (Seal) **SURETY** _____ (Seal)
Bidder's Name and Corporate Seal Surety's Name and Corporate Seal

By: _____ By: _____
Signature Signature (Attach Power of Attorney)

Print Name Print Name

Title Title

Attest: _____ Attest: _____
Signature Signature

Title Title

*Note: Addresses are to be used for giving any required notice.
Provide execution by any additional parties, such as joint venturers, if necessary.*

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

SECTION 00 43 36 – PROPOSED SUBCONTRACTORS

Bidder shall include in his or her Bid the name, address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract for the project in the areas listed below under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void.

(Insert "self" if properly licensed and so intended. Insert "Not required" if such specialty work is not required)

<u>Subcontractor</u>	<u>Name/Address/Public Works License Number</u>	<u>% of Work Performed</u>
Electrical Contractor:	_____	_____
Address:	_____	
License Number:	_____	
Plumbing Contractor:	_____	_____
Address:	_____	
License Number:	_____	
HVAC Contractor:	_____	_____
Address:	_____	
License Number:	_____	
_____	_____	_____
Address:	_____	
License Number:	_____	
_____	_____	_____
Address:	_____	
License Number:	_____	
_____	_____	_____
Address:	_____	
License Number:	_____	
Total % of Work Performed by Subcontractors		

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):
1. Substantial Completion: Contractor shall pay Owner \$250 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
 2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$250 for each day that expires after such time until the Work is completed and ready for final payment.
 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

- A. For all Work, a lump sum of: \$.

All specific cash allowances are included in the above price in accordance with Paragraph 13.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 25th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 150 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

- 7.01 All amounts not paid when due shall bear interest at the rate of 6 percent per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:
- A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

- E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.
- F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 7, inclusive).
 - 2. Performance bond (pages 1 to 3, inclusive).
 - 3. Payment bond (pages 1 to 4, inclusive).
 - 4. Other bonds.
 - a. (pages to , inclusive).
 - 5. General Conditions (pages referenced only).
 - 6. Supplementary Conditions (pages 1 to 4, inclusive).
 - 7. Specifications as listed in the table of contents of the Project Manual.
 - 8. Drawings (not attached but incorporated by reference) consisting of 4 sheets with each sheet bearing the following general title: River House Parking Lot
 - 9. Addenda (numbers 1 to 2, inclusive).
 - 10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.

- b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
- 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution.

2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Other Provisions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

1.

OWNER:

CONTRACTOR:

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

License No.: _____
(where applicable)

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.

NOTICE TO PROCEED

Owner:	City of Star	Owner's Contract No.:	n/a
Contractor:		Contractor's Project No.:	n/a
Project:	River House Parking Lot	Contract Name:	Same as project name
		Effective Date of Contract:	

TO CONTRACTOR:

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on []

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work shall be done at the Site prior to such date. In accordance with the Agreement, the number of days to achieve Substantial Completion is 75, and the number of days to achieve readiness for final payment is 90.

Before starting any Work at the Site, Contractor must comply with the following:

[Note any access limitations, security procedures, or other restrictions]

Owner: City of Star

Authorized Signature

By:

Title:

Date Issued:

PERFORMANCE BOND

CONTRACTOR *(name and address)*:

SURETY *(name and address of principal place of business)*:

OWNER *(name and address)*:

CONSTRUCTION CONTRACT

Effective Date of the Agreement:

Amount:

Description *(name and location)*:

BOND

Bond Number:

Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*:

Amount:

Modifications to this Bond Form: None See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL

SURETY

Contractor's Name and Corporate Seal *(seal)*

Surety's Name and Corporate Seal *(seal)*

By: _____
Signature

By: _____
Signature *(attach power of attorney)*

Print Name

Print Name

Title

Title

Attest: _____
Signature

Attest: _____
Signature

Title

Title

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.

3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after:

3.1 The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default.

3.2 The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

3.3 The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract.

5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors.

5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the

Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:

7.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract.

7.2 additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and

7.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.

9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such

unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

14. Definitions

14.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under

the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

14.2 Construction Contract: The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

14.3 Contractor Default: Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

14.4 Owner Default: Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

14.5 Contract Documents: All the documents that comprise the agreement between the Owner and Contractor.

15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

16. Modifications to this Bond are as follows

PAYMENT BOND

CONTRACTOR *(name and address)*:

SURETY *(name and address of principal place of business)*:

OWNER *(name and address)*:

CONSTRUCTION CONTRACT

Effective Date of the Agreement:

Amount:

Description *(name and location)*:

BOND

Bond Number:

Date *(not earlier than the Effective Date of the Agreement of the Construction Contract)*:

Amount:

Modifications to this Bond Form: None See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL

SURETY

Contractor's Name and Corporate Seal *(seal)*

Surety's Name and Corporate Seal *(seal)*

By: _____
Signature

By: _____
Signature *(attach power of attorney)*

Print Name

Print Name

Title

Title

Attest: _____
Signature

Attest: _____
Signature

Title

Title

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.

Claim to the Surety (at the address described in Paragraph 13).

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond shall arise after the following:
 - 5.1 Claimants who do not have a direct contract with the Contractor,
 - 5.1.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 5.1.2 have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 5.2 Claimants who are employed by or have a direct contract with the Contractor have sent a
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 7.2 Pay or arrange for payment of any undisputed amounts.
 - 7.3 The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.
8. The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.

11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
12. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
13. Notice and Claims to the Surety, the Owner, or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.
14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.
16. **Definitions**
 - 16.1 **Claim:** A written statement by the Claimant including at a minimum:
 1. The name of the Claimant.
 2. The name of the person for whom the labor was done, or materials or equipment furnished.
 3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract.
 4. A brief description of the labor, materials, or equipment furnished.
 5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract.
 - 16.2 **Claimant:** An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.
 - 16.3 **Construction Contract:** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.
 - 16.4 **Owner Default:** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
 - 16.5 **Contract Documents:** All the documents that comprise the agreement between the Owner and Contractor.
17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.
18. Modifications to this Bond are as follows:
 6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim.
 7. The total amount of previous payments received by the Claimant; and
 8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

CERTIFICATE OF INSURANCE

This is to certify that the policies of insurance listed below have been issued to:

 (Name and address of insured)

By the _____
 (Name and address of insurance company)

Description of contract:

Type of Coverage	Limits of Liability	Policy Number	Expiration Date
1. Workmen's Compensation			Statutory
2. <u>Employers' Liability (Each accident)</u>	\$		
	Bodily Injury		Property Damage*
3. Comprehensive General Liability			
A. Premises & Operations	\$		\$
B. Blanket Contractual Independent	\$		\$
C. Subcontractors	\$		\$
D. Completed Operations	\$		\$
4. Comprehensive Automobile Liability (owned, hired & non-owned)	\$		\$

Expires 12:01 AM standard time at the address of named insured stated herein.

*Indicate the following property damage liability features

- | | | |
|--|-----|----|
| | Yes | No |
| 1. "Broadform" including occurrence and care, custody, and control | | |
| 2. Explosion, collapse, and underground damage exclusions | | |

The insurer agrees that it will notify in writing, the City of Star of any material change, expiration, or cancellation of the above described policies not less than 30 days before such change, expiration, or cancellation becomes effective. It is further agreed the above-named Owner, his officers, agents and employees are included as additional named insureds but only as respects the performance of the above described contract.

 (Name of insurance company)

Date of issue: _____

 (Authorized Representative)

SECTION 00 62 76.10 - IDAHO STATE TAX REQUIREMENTS

PART 1 - GENERAL

1.1 TAX REPORTING REQUIREMENTS

- A. In accordance with the provisions of Sections 54-1904A and 63-3624(g) of the Idaho Code, the owner is required to report all Public Works Contracts to the State Tax Commission. Excerpts from these sections and appropriate Public Works Contract Report forms are included in this section. The Contractor shall be responsible for completing the Public Works Contract Report (Form WH-5) within 30 days of the award of the contract. This form is included in this section. Form WH-5 shall be submitted to the State Tax Commission with a copy given to the Owner and a copy to the Engineer. Said submittal shall be required as part of contract mobilization.
- B. In addition, the Contractor will be required to complete the attached form “CONTRACTOR FOR PUBLIC WORKS TO PAY OR SECURE TAXES” at the time that the contract is awarded. Also, prior to releasing retainage, the Contractor shall be required to submit the attached “AFFIDAVIT OF PAYMENT OR SECUREMENT OF ALL TAXES” to the Engineer. At that time the Engineer will submit a “Request for Tax Release” to the State Tax Commission. Retainage cannot be released until the State Tax Commission issues a tax release stating that all taxes have been paid.

1.2 MATERIALS PURCHASED BY A PUBLIC WORKS AGENCY BUT INSTALLED BY THE CONTRACTOR

- A. The Contractor owes use tax on materials purchased by a public works agency and installed by the Contractor according to Idaho Sales Tax Rule 12 and Idaho Code 63-3615(b).

CONTRACTOR FOR PUBLIC WORKS TO PAY OR SECURE TAXES
(Idaho Code 63-1503)

"The Contractor, in consideration of securing the business of erecting or constructing public works in this State, recognizing that the business in which he is engaged is of a transitory character, and that in the pursuit thereof, his property used therein may be without the State when taxes, excises, or licenses fees to which he is liable become payable agrees:

1. To pay promptly when due all taxes (other than on real property) excises and license fees due to the State, its corporations therein, accrued or accruing during the term of this contract, whether or not the same shall be payable at the end of, such term;
2. That if the said taxes, excises and license fees are not payable at the end of said term, but liability for the payment thereof exists, even though the same constitute liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof,
3. That, in the event of his default in the payment or securing of such taxes, excises and license fees, to consent that the Department, Officer, Board or Taxing Unit entering into this contract may withhold from any payment due him hereunder the estimated amount of such accrued and accruing taxing units to which said contractor is liable."

CONTRACTOR

By: _____

Name: _____

Address: _____

(Seal)
ATTEST:

Name: _____

AFFIDAVIT OF PAYMENT OR SECUREMENT
OF ALL TAXES

STATE OF _____
County of _____ }ss.

The Contractor, _____, being first duly sworn, on oath deposes and says that he is in conformance with Idaho Code 63-1502; that he is authorized to do business in the State of Idaho and that he can furnish satisfactory evidence that he has paid or secured to the satisfaction of the respective taxing units all taxes for which he or his property is liable, now due or delinquent, including assessments, excises and license fees levied by the State of Idaho or any taxing unit within the State of Idaho.

DATED this _____ day of _____, 20____.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public for _____

Residing at _____

Commission Expires _____

State of Idaho
DEPARTMENT OF REVENUE AND TAXATION
STATE TAX COMMISSION

PUBLIC WORKS CONTRACT TAX RELEASE

Section 54-1904A and G3-3624(f), Idaho Code, requires all Public Works Contracts to be reported to the State Tax Commission

EFO00234
04-27-11

Idaho State Tax Commission
REQUEST FOR TAX RELEASE

Date: _____

PART I -- AWARDING AGENCY INFORMATION:

Name of agency		Mailing address	City, state, and ZIP Code
Contact name		Phone number	Email address

PART II -- CONTRACTOR INFORMATION:

Name of contractor		Mailing address	City, state, and ZIP Code
Federal EIN	Contact name	Phone number	Email address

PART III -- CONSTRUCTION/CONTRACT MANAGER INFORMATION (if applicable):

Name of business		Mailing address	City, state, and ZIP Code
Federal EIN	Contact name	Phone number	Email address

Send a copy of the approved Tax Release to: Awarding Agency Contractor Construction Manager

NOTE: We will email all copies unless otherwise requested.

PART IV -- PROJECT INFORMATION:

Name of project		Location of project	
Description of project			
Project number assigned by awarding agency	Project start date	Project completion date	Final/closing contract amount (includes all change orders) \$

Did any government entities supply materials which were installed by this contractor or its subs?: Yes No

If YES, list these materials and their dollar values. (Attach additional information if needed.)

List materials	List dollar values of materials
	\$
	\$
	\$

Send to: Contract Desk/Sales Tax Audit
Idaho State Tax Commission
PO Box 36
Boise ID 83722-0410

Phone: (208) 334-7618 • Fax: (208) 332-6619 • Email: contractdesk@tax.idaho.gov

NOTE: Please allow 30 days to process a Tax Release Request. You must send a complete, signed Form WH-5 Public Works Contract Report to the Idaho State Tax Commission to complete this request.

Idaho State Tax Commission

Ref. No. (State use only)

WH-5 Public Works Contract Report

Idaho Code sections 54-1904A and 63-3624(g) require all public works contracts to be reported to the Tax Commission. This form must be filed with the Tax Commission within 30 days after a contract is awarded.
Contract awarded by (public body and address)

Contract awarded to (contractor's name and address)

State of incorporation	Federal Employer Identification Number (EIN)	Date qualified to do business in Idaho
Business operates as <input type="checkbox"/> Sole proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC	Public Works contractor license number	
Sole proprietor's Social Security number	Idaho sales/use tax permit number	Idaho withholding tax permit number
Awarding agency project number	Amount of contract \$	
Description and location of work to be performed		

PROJECT DATA

Scheduled project start date: _____ Completion date: _____
If the following information is not available at this time, please indicate date it will be available: _____

ALL SUBCONTRACTORS

Name	Federal EIN
Address	Public works contractor number
City, State, ZIP	<input type="checkbox"/> Sole proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC
Description of work	Amount of subcontract \$
Name	Federal EIN
Address	Public works contractor number
City, State, ZIP	<input type="checkbox"/> Sole proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC
Description of work	Amount of subcontract \$
Name	Federal EIN
Address	Public works contractor number
City, State, ZIP	<input type="checkbox"/> Sole proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC
Description of work	Amount of subcontract \$
Name	Federal EIN
Address	Public works contractor number
City, State, ZIP	<input type="checkbox"/> Sole proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC
Description of work	Amount of subcontract \$

EFO00168 04-28-11

**Refer to
tax.idaho.gov
for current form**

ALL SUBCONTRACTORS (CONTINUED)			
Name		Federal EIN	
Address		Public works contractor number	
City, State, ZIP	<input type="checkbox"/> LLC <input type="checkbox"/> Sole proprietorship	<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership	Amount of subcontract \$
Description of work			
Name		Federal EIN	
Address		Public works contractor number	
City, State, ZIP	<input type="checkbox"/> LLC <input type="checkbox"/> Sole proprietorship	<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership	Amount of subcontract \$
Description of work			
Name		Federal EIN	
Address		Public works contractor number	
City, State, ZIP	<input type="checkbox"/> LLC <input type="checkbox"/> Sole proprietorship	<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership	Amount of subcontract \$
Description of work			

SUPPLIERS			
Use the space below to report major suppliers of materials and supplies, items removed from inventory; equipment purchased, rented, or leased for use in project; materials provided by government agency. Please indicate if sales or use tax was paid.			
Name		Federal EIN	Total value \$
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	<input type="checkbox"/> Tax paid to supplier <input type="checkbox"/> Tax paid to state* <input type="checkbox"/> No tax paid	
Name		Federal EIN	Total value \$
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	<input type="checkbox"/> Tax paid to supplier <input type="checkbox"/> Tax paid to state* <input type="checkbox"/> No tax paid	
Name		Federal EIN	Total value \$
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	<input type="checkbox"/> Tax paid to supplier <input type="checkbox"/> Tax paid to state* <input type="checkbox"/> No tax paid	
Name		Federal EIN	Total value \$
Address		Materials and equipment purchased and used	
City, State, ZIP	Phone	<input type="checkbox"/> Tax paid to supplier <input type="checkbox"/> Tax paid to state* <input type="checkbox"/> No tax paid	

Refer to
tax.idaho.gov
for current form

* If tax was not paid to suppliers but **was** or **will be** reported as "items subject to use tax" under your permit number, indicate period of return on which payment **was** or **will be** reported: _____
 If tax was paid to a state **other** than Idaho, name state next to "total value" box(es) above. If tax is due and has **not previously been reported**, attach payment to this form. **If you need more room, please photocopy this page.**

SIGN <small>Authorized signature</small>	Print name	Phone number	Date
HERE _____			

File with the Idaho State Tax Commission, PO Box 36, Boise ID 83722-2210.
 For more information, call (208) 334-7618 • Fax: (208) 332-6619 • E-mail: Contractdesk@tax.idaho.gov.

WARRANTY FORM

**WARRANTY FOR THE CITY OF STAR
River House Parking Lot**

We hereby guarantee the City of Star, River House Parking Lot project, and all work done thereon for a period of one year after the date of final completion.

We hereby guarantee all equipment, material, supplies, and work furnished on the job against defective construction or workmanship for a period of one (1) year following substantial completion of the Project, except when a longer guarantee is provided by the supplier or manufacturer of the equipment. We hereby expressly agree to act as co-guarantor of such equipment and materials and shall furnish the City of Star with all warranty and guarantee documents relative to equipment and materials incorporated in the job and guaranteed by their suppliers or manufacturers.

We agree that if any equipment or materials should fail due to any reason other than improper maintenance or improper operation, if any pipe or appurtenance should develop leakages, or if any settlement of fill or backfill occurs, or should any portion of the Work fail to fulfill any of the requirements of the Specifications, we will, within five (5) days after written notice of such defects, commence repair or replace the same together with any other Work which may be damaged or displaced in so doing.

In the event of our failure to comply with the above-mentioned conditions within a reasonable time after being notified, or should the urgencies of the case require repairs or replacements to be made before we can be notified or respond to notifications, we do hereby authorize the City to proceed to have the defect repaired and made good at our expense, and we will pay the cost therefore upon demand.

The warranty provided herein shall not be in lieu of, but shall be in addition to any warranties or other obligations otherwise imposed by law. The remedies provided herein shall not be exclusive and the City of Star shall be entitled to any and all remedies provided by law.

Contractor: _____
(Authorized Representative)

Title: _____

Signed: _____
(Authorized Representative)

Date: _____

SECTOIN 01 00 00 - SPECIAL PROVISIONS

1.1 SPECIFICATION STANDARD

- A. Except as modified herein, the various work called for on the plans shall be performed in accordance with the 2021 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC). The Contractor is required to be a current holder of the 2021 ISPWC.

1.2 PROTECTION OF EXISTING FACILITIES

- A. Contractor shall be aware of and conform to the following conditions and constraints:
 - 1. Contractor shall minimize disruption and disturbance to adjacent neighbors.
 - 2. Retain and protect existing facilities.
- B. Utility information is shown for surface features and record drawings for previous improvements is for reference purposes only. It shall be the Contractor's responsibility to ascertain the actual location of all existing utilities and other improvements indicated on the drawings and to see that such utilities or other improvements are adequately protected from damage due to such operations. The Contractor shall call Dig Line a minimum of 48 hours prior to any excavation to request utility locations at 811.
- C. The Contractor shall take all possible precautions for the protection of unforeseen utility lines to provide for uninterrupted service and to provide such special protection as may be directed by the Owner. The Contractor shall be responsible for and shall make good all damage due to his operations, and the provisions of this section shall not be abated even in the event such damage occurs after backfilling or is not discovered until after completion of the backfilling.

1.3 GROUNDWATER CONDITIONS AND DEWATERING

- A. Contractor shall be responsible for dealing with groundwater if encountered.
- B. Water discharged from dewatering operations must meet Idaho DEQ requirements. The Contractor shall contact the Idaho Department of Environmental Quality and determine whether this project will require an Idaho Pollution Discharge Elimination System (IDES) Permit before beginning any dewatering activity. Any discharge permits required shall be obtained by the Contractor.
- C. The Contractor shall also obtain an EPA Phase I or II Storm Water Permit if necessary.

1.4 GENERAL CONTRACTOR NOTES

- A. Contractor shall use approved commercial sources for uncrushed aggregate, crushed aggregate, and concrete aggregates.
- B. The Contractor will be required to furnish construction and testing water. The Contractor will be responsible for transporting from the source to the construction site.

- C. Compaction requirements shall be in accordance with Section 202.3.9 (Classes of Compaction and Density Requirements) of the ISPWC Specifications. All compaction work, including watering and drying shall be considered incidental to the work and no additional payment shall be made.
- D. Any inspection or testing by utilities or Owner does not relieve the Contractor of responsibility for the quality and work conformance with original Contract requirements.
- E. All testing of concrete, soil, and compaction to assure the requirements of the contract documents are satisfied shall be provided by the Contractor at the Contractor's expense. The Contractor shall provide and pay for the services of an independent materials testing laboratory to perform the following testing:

Test Required	Frequency of Testing
Pipe Bedding Aggregate Suitability	One for each Aggregate Source
Trench Backfill Material Suitability	One for each Aggregate Source
¾" Crushed Aggregate Suitability	One for each Aggregate Source
Imported Backfill Suitability	One for each Aggregate Source

- F. The Contractor may use the area within the site as approved by City personnel as staging areas for the project. The staging area shall provide secure storage of all materials for the project.
- G. The Contractor shall restore all areas disturbed by the Contractor during the project, including all staging areas, to pre-construction conditions.
- H. Cultural Resources
 - 1. The term "cultural resources" herein applies to any potential historical architectural, archeological, or cultural resources discovered on site.
 - 2. The Contractor shall conform to the applicable requirements of the National Historic Preservation Act of 1966 relating to the preservation of cultural resources and fair compensation to the Contractor for delays resulting from such cultural resources investigations.
 - 3. In the event potential cultural resources are discovered during subsurface excavations at the site of construction, the following procedures shall be instituted:
 - a. The Owner's Representative will issue a Stop Work Order directing the Contractor to cease all construction operations at the location of such potential cultural resources find.

- b. Such Stop Work Order shall be effective until such time as a qualified archeologist can be called to assess the value of these potential cultural resources and make recommendations to the State Historical and Preservation Office. Any Stop Work Order shall contain the following:
 - 1) A clear description of the work to be suspended;
 - 2) Any instructions regarding issuance of further orders by the Contractor for material services;
 - 3) Guidance as the action to be taken on subcontracts;
 - 4) Any suggestions to the Contractor as to minimization of his costs;
 - 5) Estimated duration of the temporary suspension
- c. If the archeologist determines that the potential find is a bona fide cultural resource, at the direction of the SHPO, the Engineer shall extend the duration of the Stop Work Order in writing, and the Contractor shall suspend work at the location of the find.
 - 1) Equitable adjustment of the construction contract time shall be made in the following manner: If the work temporarily suspended is on the “critical path”, the total number of days for which the suspension is in effect shall be added to the number of allowable contract days.

1.5 DISPOSAL OF EXCESS MATERIAL AND EQUIPMENT

- A. Contractor shall take ownership and dispose of materials and equipment that is to be removed offsite as part of the project.

1.6 PERMITS, FEES, AND NOTICES

- A. In addition to obtaining and paying for all construction permits and licenses, Contractor shall give all notices required for timely compliance with applicable federal, state, and local ordinances and regulations. Among other permits necessary, the Contractor will be responsible to obtain and pay for a building permit from the City of Star.

1.7 ENVIRONMENTAL PROTECTION

- A. Contractor shall comply with all applicable environmental protection regulations. The Contractor shall be liable for delays to the work and cost incurred by the Owner for the Contractor's failure to comply.

1.8 STORM WATER POLLUTION PREVENTION PLAN (SWPPP):

- A. The Contractor is responsible to apply for and obtain a National Pollution Discharge Elimination System (NPDES) General Permit before any ground disturbing work begins on the project, if required for the project.

- B. The Contractor shall present the required SWPP Plan information at the pre-construction conference and be prepared to submit the Notice of Intent (NOI). The Contractor shall provide detailed information about the intended sequence of work (including the initial site preparation work to install sediment basins, sediment traps, perimeter dikes, silt fencing, etc.), pollution control methods, locations of staging areas, stockpiles, and any other ground disturbing activities. The Notice of Intent (NOI) shall be submitted by the Contractor for permit coverage for the Owner, Contractor and subcontractors performing ground disturbing work identified in the plan. The Contractor shall submit the NOI's and prepare the SWPP Plans. The Contractor shall not begin ground disturbing activities until the waiting period after the submittal is over and the permit is issued.
- C. The Contractor shall complete the required weekly and after storm event site inspections and reports and document the results. The Contractor shall submit the results of the SWPP Plan inspections to the Engineer. The Contractor shall coordinate on-site corrective action and SWPPP revisions. The on-site corrective actions shall be completed prior to the next predicted storm event or no later than seven days after inspection. Plan revisions must be accomplished within seven days from the date of the inspection.
- D. The Contractor shall post a notice at the site with the NPDES General Permit and copies of the NOI along with the current SWPP Plan. The Contractor is responsible for implementing all pollution prevention measures identified in the plan, and for implementing any additional measures needed to remain in compliance with the permit.
- E. At completion of the project, the Contractor shall submit a Notice of Terminations (NOT) for the permits for the Owner, Contractor and subcontractors.
- F. Obtaining a NPDES permit and preparing and implementing the SWPP Plan, if necessary, and other associated costs are considered incidental to other work items and no separate payment will be made for the NPDES permit or the SWPP Plan.

1.9 SURVEYING- CONSTRUCTION STAKING:

- A. The Contractor shall provide construction surveying during construction if needed. Costs shall be incidental to the project cost.

1.10 STAGING AREA:

- A. The Contractor shall locate his own staging area for the project. The staging area shall provide secure storage of all materials for the project. The Contractor may utilize other portions of the property for the staging area however the contractor will be required to restoration of the site at completion of the project to the existing conditions or better.

1.11 LANDSCAPE AND SPRINKLER IRRIGATION:

- A. The Contractor shall repair landscaping and irrigation to equal or better conditions.
- B. The Contractor shall be responsible to pay for and replace any landscaping to equal or better condition that dies due to Contractor's Work.

END OF SECTION 01 00 00