



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 04, 2022 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Jason Meyers – Star 1st Ward, Church of Jesus Christ of Latter-Day Saints
3. **ROLL CALL**
4. **PRESENTATIONS:**
 - A. **Service Recognition:** Deputy Dale Morehouse
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. Approval of Claims Provided & Previously Approved
 - B. June 1, 2021 City Council Meeting Minutes
 - C. October 5, 2021 City Council Meeting Minutes
 - D. October 19, 2021 City Council Meeting Minutes
 - E. November 16, 2021 City Council Meeting Minutes
6. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING: Comprehensive Plan Amendment / South of the River Plan** The City Council of the City of Star, Idaho, will hear comments from the public concerning the proposed amendments to the Comprehensive Plan, which will add a section called the South of the River Plan. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of or at the hearing.
7. **ACTION ITEMS:**
 - A. Sine' Die (Adjournment of Current City Council)
 - B. Swearing in of Newly / Re-Elected City Council
 - C. ROLL CALL - New City Council & Mayor
 - D. City Council President Selection
 - E. **General Finance Ordinance:** Adding Section 12 to Title 1 of the Star City Code; Designating Official Depositories and Allowing for the Charge of Certain Fees
8. **ADJOURNMENT**



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 04, 2022 at 7:00 PM

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

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

Ada County Crime Statistics Thru Ada County Sheriff

		2020	2019	2018	2017	2016	2015
Crime Rate/1000 Residents							
Total Crimes divided by population multiplied by 1000	Star	17.6	15.7	21.6	24.1	22.7	27.1
	Eagle	18.2	17.9	21.6	21.7	21.6	24.1
	Kuna	22.7	26.5	29	29.1	32.5	29.4
	Uni. Ada County	27.5	26.1	31	30.3	30	27.4
Person Crimes							
Ex: assault, homicide, forcible and non forcible sex offences, kidnapping, etc.	Star	62	49	66	55	57	49
	Eagle	100	139	149	110	138	130
	Kuna	233	201	211	179	223	164
	Uni. North Ada	87	99	78	93	92	97
	Uni. South Ada	404	334	420	433	449	384
Property Crimes							
Ex: arson, bribery, burglary, counterfeiting/forgery, vandalism, embezzlement, extortion, fraud, theft, motor vehicle theft, robbery, stolen propert, etc.	Star	97	86	81	107	82	100
	Eagle	227	202	248	257	264	333
	Kuna	228	273	237	231	220	249
	Uni. North Ada	134	127	203	151	141	190
	Uni. South Ada	419	329	409	423	533	382
Society Crimes							
Ex: drugs, gambling, pornography and obscene materials, prostitution, weapons law violations, etc	Star	50	37	76	62	46	66
	Eagle	266	219	249	218	149	130
	Kuna	103	140	153	164	156	96
	Uni. North Ada	217	172	185	200	127	179
	Uni. South Ada	429	481	547	508	490	459

data provided by adacounty.id.gov/sheriff/community/measures-that-matter

Uni. Ada County = all of Ada County not incorporated into one of the cities of Star, Eagle, Kuna, Meridian, Boise and Garden City

Uni. North Ada = all of Ada County not incorporated into one of the six cities north of Interstate 84

Uni. South Ada = all of Ada County not incorporated into one of the six cities south of Interstate 84

Data not provided for Boise, Meridian and Garden City as they have their own police services.

Star, Eagle and Kuna all contract police services with the Ada County Sheriffs Office.

CITY OF STAR CLAIMS

December 15-29, 2021

VENDOR NAME	MEMO	AMOUNT
A&B Lock and Key	Keys for Riverhouse	\$ 40.00
Ada County Highway District	Impact fees	\$ 162,334.00
Ada County Landfill	Debris, limb, shrubs, etc	\$ 189.21
Adeline McGrath	Youth basketball referee	\$ 90.00
Austin Likes	Youth basketball referee	\$ 660.00
Bella Mosaica	Mosaic holiday ornament class	\$ 190.00
BSN Sports	Sets of dodge balls	\$ 297.80
Cintas	Rug cleaning services	\$ 154.80
Computer Consulting Associates	Information Technology services	\$ 1,121.68
Dana Partridge	Public Information Officer	\$ 5,520.00
DMH Enterprises	Plumbing inspections	\$ 10,777.20
Door Service of Idaho	Police Department door repair	\$ 380.00
ECI Contractors	Electrical inspections	\$ 12,053.49
Fastsigns	Registration and cheer signs	\$ 657.00
Flag Store of Idaho	New flag for City Hall	\$ 37.00
GameFace Athletics	Apparel - Mayor's Youth Council fundraising	\$ 1,150.00
Gem State Paper & Supply	Trash cans and dolly	\$ 148.17
Idaho Central Credit Union	City Credit cards - Chadwick, Qualls, Little	\$ 2,882.50
Idaho Power	Electric services	\$ 2,190.62
Jaydon Yoscovitch	Youth basketball referee	\$ 270.00
Jordan Woodies	Youth basketball referee	\$ 315.00
Keely Electric	Hunter Creek light	\$ 302.00
Logan Simpson	South of the River Sub-Area Plan	\$ 14,360.00
Lynn Davis	Jane Raynor dedication	\$ 585.08
Mastercard	City credit cards	\$ 228.34
Matt Magill	Youth basketball referee	\$ 660.00
Municode	Website	\$ 8,725.00
Niki Dean	Yoga Instructor	\$ 383.25
Office Savers	Office supplies	\$ 316.97
Porta Pros	Portable restroom Riverwalk	\$ 264.40
Rimi, Inc	Mechanical inspections	\$ 14,098.08
Robert Little	Building & Grounds Supervisor	\$ 4,660.00
Simplot	Pallets of Sno Melt	\$ 1,212.75
Sparklight	Internet services	\$ 665.19
Star Fire Department	Impact fees	\$ 39,641.00
Star Merc	Buildings and Grounds supplies	\$ 120.08
Star Storage	Storage unit	\$ 80.00
Star Tire & Auto	Tires for Kubota RTV	\$ 438.33
Star Vet Clinic	Animal control services	\$ 1,400.00

State of Idaho Federal Surplus	Work boots and hand tools	\$	49.00
StateFire DC Specialties	Battery and alarm inspection	\$	358.00
Stroth General	Pavilion and Blake Haven Parks	\$	224,684.03
Tates Rents	Sharpen chain saw blades	\$	84.00
Treasure Valley Coffee	Coffee supplies and water	\$	143.90
Vanguard	Cleaning services park restrooms	\$	215.00
Verizon	City cell phones	\$	509.45
West Ada School District	Gym rental	\$	650.00
Whitman & Associates	Building inspections	\$	28,166.38
Zoom	Recording and subscription	\$	1,828.60
	TOTAL EXPENSES	\$	546,287.30



STAR CITY COUNCIL REGULAR MEETING

Section 5, Item B.

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Agenda Item 1) CALL TO ORDER – Mayor Chadwick opened the meeting at 7:00pm.

Agenda Item 2) INVOCATION – Larry Osborn with LifeSpring Church led the invocation.

Agenda Item 3) ROLL CALL – PRESENT Mayor Chadwick, Council Members Hershey, Keyes, Salmonsens, Nielsen, City Clerk, Jacob Qualls, City Planner, Shawn Nickel, PIO, Dana Partridge.

Agenda Item 4) PRESENTATION

- A. Mayor Chadwick Presentation – Chadwick presented an appreciation plaque to Star Elementary School Principal Carla Karnes who retired after 24 years of service.
- B. Ada County Assessor – Bob McQuade, Assessor – Gave annual presentation on property values in Star. Said assessment notices were being mailed this week. Total market value of all property in Star is 2.2 Billion, up 45% from last year. Several factors are driving this increase; low interest rates, cash buyers, cost of construction materials and an imbalance in the supply vs. demand.
- C. Canyon County Assessor – Steve Onofrei, Chief Deputy – did not attend.
- D. Logan Simpson – Comprehensive Plan Amendment Proposal Introduction (South of the River Plan) Megan Moore, Logan Simpson, Fort Collins, CO presented. She reviewed the overall vision and implementation process of the South of the River Plan.

Agenda Item 5) CONSENT AGENDA

- Councilmember Keyes moved to approve the Consent Agenda consisting of; Item 5A) Approval of Claims Provided & Previously Approved – May 19 to June 1, 2021, Item 5B) Approval of Minutes from May 18, 2021 Item, 5C) Destruction of certain records Resolution 2021-03, Item 5D) Findings of Fact: i. Paint Point Subdivision (SP-21-02/PR-20-06), 5E) Final Plats: i. Seneca Springs Subdivision (FP-21-13), ii. Cresta Del Sol Subdivision #2 (FP-21-11), iii. Moon Valley Subdivision #4 (FP-21-12), iv. Norterra Subdivision #1 (FP-21-10). Keyes stated Item 5F) Development Agreement for Wildrye was removed from the consent agenda per staff. Council President Hershey seconded the motion. Nielsen asked why the Wildrye Development Agreement was being removed. Nickels said it was due to timing of the developer closing on the property. Salmonsens noted two scribe errors. Voice vote indicated all members present signifying aye; motion carried.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Agenda Item 6) PUBLIC HEARINGS & ACTION ITEMS

Agenda Item 6a) PUBLIC HEARING: Rebecca Bean Veterinary Clinic Conditional Use Permit for a Veterinary Use in the CBD Zone (CUP-21-03)

APPLICANT

Rebecca Bean, 12278 W. Rice Rod, Star

Ms. Bean is requesting to move her business from current Ada County property site to space formerly occupied by Star Sewer & Water to operate a small animal veterinary clinic, Monday through Friday, 8:00 a.m. - 5:00 p.m.

No public input provided.

Chadwick noted that he forgot to ask the council if anyone had ex parte contact. He asked the Council if anyone had any ex parte communication. Each Council member indicated they had not had any ex parte communication.

Keyes wanted clarification that the hours of operation would be Monday through Friday, 8:00 a.m. to 5:00 p.m. Ms. Bean confirmed these hours.

Chadwick closed the public hearing and moved to council deliberation.

- **Action of Rebecca Bean Veterinary Clinic Conditional Use Permit for a Veterinary Use in the CBD Zone (CUP-21-03)** – Nielsen moved to approve the Rebecca Bean Veterinary Clinic Conditional Use Permit for a Veterinary Use in the CBD Zone (CUP-21-03). Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.
- **Action of Approval of Findings of Fact for Rebecca Bean Veterinary Clinic Conditional Use Permit** – Keyes moved to approve the Findings of Fact for Rebecca Bean Veterinary Clinic Conditional Use Permit. Salmonsens seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.

Agenda Item 6b) PUBLIC HEARING: Cranefield Subdivision

Chadwick opened the Public Hearing and stated Contract City Attorney Yorgason was recusing himself from participation in the application as the applicant is his brother. Mayor Chadwick asked if anyone on the Council had any ex parte communication.

Council Member Keyes stated he lives in the Pinewood Lakes Subdivision which is directly adjacent to the applicant, and he had received emails from neighbors and forwarded them on to the city to be included in the public record. Council Member Keyes believes he can be impartial in his decision.

Council President Hershey stated he also lives in Pinewood Lakes but had not received any information from his neighbors, however, believes he can be impartial in his decision.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Cherese McLain, Special Legal Counsel for the city regarding this application thanked Keyes and Hershey for their disclosures.

APPLICANT

Dave Yorgason 14254 W. Battenberg Dr., Boise

Mr. Yorgason is representing Williams Homes. The site is 50.6 acres and currently zoned R-3. The applicant is requesting a rezone with a Development Agreement to R-4 and a Preliminary Plat. Mr. Yorgason is proposing 203 residential homes of varying sizes with 26% open space, swimming pool and other amenities. The Lawrence Kennedy Canal goes through the property. The irrigation district will only allow pathway access to one side of the canal. The other side is to be used by the irrigation district for maintenance of the canal.

Yorgason explained two neighborhood meetings were held. Neighbors expressed concerns about traffic, transition on the east side of the project, who is the building, fencing types and location, grading, irrigation ditches.

Regarding traffic, access to north and east satisfies emergency services and the design encourages split traffic north and east. The Traffic Impact Study indicating the traffic after build-out would be within acceptable services levels for Pinewood Lakes. Applicant agreed to conditions of approval set by ITD and ACHD.

Regarding the transition on the east side of the project, the applicant discussed the challenges of matching the current project to existing homes due to varying lot sizes, setbacks and variety of materials used in fencing.

Regarding the irrigation ditches within the application, the applicant discussed there are several irrigation ditches on the property. They met with and agreed to all ditch company requirements.

The applicant is asking for the following setbacks for attached homes: interior 0', from alley 3' to garage, front, 14' from back of sidewalk, street side, 14' from back of sidewalk, between units, 15' minimum, and private streets for alleys and gated section.

The applicant concluded by saying they agreed with the staff report and all the conditions of approval.

Council Member Keyes asked how big the deeper setbacks would be along the lots bordering Pinewood Lakes. Applicant stated those lots would have 25' rear setbacks. Keyes asked about city code 8-3b-3c which states that densities should not exceed more than 1-2 units per acre within the Flood Plain. Chadwick had asked Ryan Morgan, the city's Flood Plain Administrator to address the question. Nickel said developments can do several flood applications including a CLOMR which is what the city engineer would recommend for a condition of approval that would remove the property from the Flood Plain. It is recommended that this happen before the Final Plat so the applicant would be in compliance with that section of the code.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Ryan Morgan, City Engineer & Flood Plain Administrator said as soon as a CLOMR is accepted and approved by FEMA, the property is no longer considered to be in the Flood Plain. Keyes asked how long this approval would take. Morgan said they can take up to 6-9 months. Chadwick asked if the application could be approved with the CLOMR as a condition of approval. Morgan said his recommendation to staff is that they require the CLOMR to be submitted prior to any acceptances of any construction drawings, and approval by FEMA before acceptance of the Final Plat.

PUBLIC TESTIMONY

Bill Foster 397 S. Selwood Lane, Star

Mr. Foster stated he disagrees with the traffic study and feels there is a single point of failure. He stated he is concerned about emergency access and feels the applicants should be required to provide another way in and out. Mr. Foster believes lot sizes should match Pinewood Lakes lot sizes and his largest concern is grading and drainage on to his property.

Laurie Hynson 297 S. Long Bay Way, Star

Mrs. Hynson stated she is concerned about traffic coming out of the project and backing up State Street.

Ron McGreevy 11996 W Caribee Inlet Lane, Star

Mr. McGreevy stated he is concerned with higher density of R-4 and would like to see it remain R-2. He believes the development should have two entrances and two exits.

Gerry Boren 401 S Winslow Bay Way, Star

Boren wants the development to enter and exit through an entrance on Can Ada and not use Pinewood Lakes to cut through. Boren is concerned about the request for increase in density and believes if Pinewood Lakes is going to be a cut through neighborhood, the crosswalks need to be clearly marked.

Karen Ahrens 12144 W Pinewood River Lane, Star

Mr. Ahrens believes the notification signs were not properly posted and she believes the information on them was incorrect. She also believes the hearing should be cancelled. Mrs. Ahrens believes there is a conflict with the city attorney even though he has recused himself from the hearing, because he has been involved in the city's Comprehensive Plan and other City Planning.

Matt Frost 230 S. Spring Lake Way, Star

Mr. Frost is concerned where he lives is a racetrack and the added traffic from the new development will increase traffic.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

David Baumann 232 Langer Lake Way, Star

Mr. Baumann likes some things about the proposal. He appreciates the concerns about Flood Plain issues being addressed and thinks the developer could save money on COLMR by sticking to density of R1 or R2. Baumann believes the changes ACHD is asking for on existing streets will significantly change the lot layout being presented and those changes should be made before the council votes on the project.

Christian Koenig 11989 W Caribee Inlet Drive, Star

Koenig quoted the Comprehensive Plan stating new development should not adversely impact existing development. Koenig is concerned with multiple lot lines backing up to existing Pinewood Lakes homes and does not want setback waivers or the density increase granted.

John Turnipseed 11725 W. Caribee Inlet Drive, Star

Mr. Turnipseed does not want the request of increased density approved. He believes the hearing should be tabled to seek clarification from Star Fire Protection District as he believes the project does not meet Fire Code requirements. Turnipseed believes the project should be tabled until the Highway 44 Corridor Plan is completed and believes the traffic impact study had deficiencies.

Dean Quezner 3680 N. Black Cat Road, Meridian

Mr. Quezner stated he farms the property to the west of the project and uses the water from the canal that runs through the property. Quezner wanted it on public record that applicant has agreed to make sure he has access to water for farming and suggestions have been made to pipe or move the lateral. That decision would be made by Canyon County Water Company. Chadwick asked which option he would be preferred. Quezner said he would rather see it moved but reiterated that it was up to Canyon County Water Company. Mr. Quezner said that he spoke to the applicant about putting a 6 foot vinyl fence along the street exiting on the westside so traffic would not try to exit on his property.

Jim Mora 261 S. Fernan Lake Way, Star

Mr. Mora stated he shared neighbor's concerns about traffic, particularly the construction traffic.

Melody Andrade 350 W. Winslow Bay Way, Star

Mrs. Andrade stated her concern was with the traffic.

Doug Kadlec 426 S. Long Bay Way, Star

Mr. Kadelec stated he was concerned about the traffic and safety of pedestrians. He is also concerned with the close proximity of houses in the new development and thinks they should be more spaced out and match the look and feel of houses in Pinewood Lakes.

Mike Sager 273 S. Selwood Way, Star

Mr. Sager stated he was concerned about the traffic from the project as well as the new Albertsons going in across the street. His house backs up to the project and he is worried about the lots not matching up to the Pinewood Lakes lots.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

APPLICANT REBUTTAL

Yorgason said the Traffic Impact Study did include the impact of traffic from Albertsons and said he would be willing to ask their contractors to use the northern access through Stonecrest for construction vehicles, but it would be hard to enforce since all the streets in question are public streets.

He acknowledges the conversations with Mr. Quezner and agreements made and will abide by the decisions made by Canyon County Water Company on what they plan to do with irrigation canals.

Yorgason noted a new requirement by ACHD to install traffic calming devices on Bridger Bay in the project and said these would have also been required on certain streets in Pinewood Lakes had it been required at the time.

He agrees to staff recommendation to get the CLOMR prior to plat approval and will have Flood Plain discussions with the City Engineer.

Yorgason explained ACHD requires the applicant to stub into Pinewood Lakes and connect to Bridger Bay.

He stated all signage was posted prior to the Public Hearing which was done in accordance with instructions supplied in writing by city staff.

Yorgason stated the applicant would be willing to have Can Ada Road punch through to Highway 44, but the property needed to build this is not for sale. The access points in the application meet the requirements for emergency services. Mr. Foster's property is one of two pie shaped properties in Pinewood Lakes that is narrower in the front and wider in the back and the applicant agrees to widen the lots backing up to those two properties.

Keyes asked about Mr. Foster's issue with the drainage ditch. Yorgason said it is not a Flood Plain ditch, it is an irrigation supply ditch. Since the property will no longer be farmed, the ditch will be covered up through the grading process.

Nielsen asked about the grading issues on the project. Yorgason said the homes would be set back a little further to accommodate a soft slope.

Keyes addressed Chadwick and pointed out the Traffic Impact Study and said the only road that failed was State Highway 44 between Stonecrest and Highbrook. Keyes asked the Mayor to explain the city's plans to address this failure. Chadwick said Proportionate Funds from an agreement with ITD would be used to expand the eastbound lanes of Highway 44 between Can Ada and Star Roads. There are about \$2.2 million dollars already committed to the Proportionate Fund.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Keyes asked if the applicant had spoken to the neighbor to the west and what their plans were. Applicant has spoken to owner and discussion was had about putting in a stub road connecting the properties in the northwest corner, after reviewing the location of the canals in the area, city staff suggested that a stub road not be put in because it wouldn't be used. Keyes noted that ACHD had asked for one of the stub roads to be removed from the plan and would like to see it left as undetermined. Yorgason wanted a specific date for that to be left open. Applicant agreed to twelve months delay on a decision.

Keyes wanted to see lot lines adjusted and match lot widths north of the canal and wants lot lines and widths matched in the area south of the canal.

Council received a letter from a neighbor that requested single story homes back up to single story homes. Keyes asked applicant to agree to this.

Legal Counsel Cherese McLain interjected this was not appropriate to bring up new information during the rebuttal and should have been mentioned earlier in the hearing. If the applicant makes a statement, the public will need to have an opportunity to speak on it. Mayor Chadwick said he would allow the public to speak on the issue.

Keyes asked about fencing along the Pinewood Lakes boundary. Yorgason said any existing fencing would not be touched. Where fencing does not exist, wrought iron fencing would be put installed.

Keyes asked if applicant would agree to not construct beyond phase one until the traffic signal is installed at Highbrook and Highway 44. Yorgason said the applicant would not agree to that condition.

Keyes asked about construction traffic during school pick up and drop off times. Applicant is willing to limit gravel extraction traffic during school pick up and drop off hours.

Chadwick closed the Public Hearing and moved to Council Deliberation.

Nielsen led a discussion about current traffic issues in the city. Appreciated the applicant's willingness to make lot line adjustments. He is in support of the application.

Keyes said he too is pleased with concessions made by the applicant and noted the Traffic Impact Study said the collector roads influenced by the project could handle the additional traffic.

Hershey said he is not in favor of the project as he believes R3 would be better density and want to see lot lines match up better. He said he was concerned about emergency access.

Salmonsens feels the project is a good fit and supports it.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

- **Keyes** moved to approve the application with the following conditions: the stub road in the northwest corner will remain indeterminate for a period of twelve months while the city works through a process to find a second exit area in the subdivision; match lot widths north of the Lawrence Kennedy Canal, match lot lines south of the Lawrence Kennedy Canal for the adjacent rectangular lots, and similar lot widths for the adjacent pie shaped lots; match single story to single story south of the Lawrence Kennedy along homes in the Reserve; R2 setbacks in the gated area of the project; developer will use wrought iron fencing along eastern boundary where not already provided; parking will be provided at the pool; require contractors with heavy equipment to not travel through the existing subdivisions during school pick-up and drop-off times and to have them go through Stonecrest; and explicit condition for the CLOMR; six foot vinyl fencing along west boundary near the Quezner property that includes a gate for emergency access. **Nielsen** seconded the motion. Voice vote; **Keyes** – aye; **Salmonsens** – aye; **Nielsen** – aye; **Hershey** – nay. Motion carried.

Agenda Item 6c) PUBLIC HEARING: Moyle Village/Heights Subdivision Preliminary Plat, Development Agreement and Private Street (PP-21-06/DA-21-05/PR-21-05)

APPLICANT

Becky McKay, Engineering Solutions, 1029 N Rosario, Meridian

The Applicant is seeking approval of a Preliminary Plat, Private Street and a Development Agreement for a proposed residential subdivision consisting of 161 residential lots and 31 common lots. The property is located north of W. Beacon Light Road, east of N. Wing Road in Star, Idaho, and consists of 78.37 acres with a proposed density of 2.05 dwelling units per acre. The property was annexed and zoned in 2008. The Heights section is zoned R1 and the Village section is zoned R3. The proposed zoning follows the Comprehensive Plan. The property has a significant amount of topography. McKay stated the developer has worked with adjacent properties to match up with stub streets to provide good connectivity. The Village section will have public roads while the Heights section will be private. The project will have a pool facility with parking, picnic shelter and connecting pathways.

Council Member Nielsen asked if the project would have tree lined streets as depicted in the renderings. McKay stated there would be eight-foot-wide landscape parkways with trees every 35 feet. Nielsen discussed landscaping options for the 35 homes in the project with 5-foot setbacks. He is concerned with the homes being so close together.

Council Member Keyes asked why applicant is seeking a deviation from building the private roads to the 36-foot width as required by city code. McKay stated they met with Fire Chief Timinsky and 26 feet was the agreed upon width based on the low density and size of the lots and private streets are also typically narrower.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

PUBLIC TESTIMONY

Jeff Lykes 3985 N Pollard, Star

Mr. Lykes has worked with the applicant and is generally in favor of the project. He expressed their concerns to Toll Brothers about fencing along his border because he has cattle on his property as do his neighbors. He stated the fencing needs to be animal friendly. Lykes stated vinyl fencing gets eaten by large animals. He would like to see a larger set back on the eastern property line because of odors from livestock. Lykes stated he doesn't mind if stub street to the north is removed.

Barbara Moyle 9800 W Beacon Light Road, Star

Mrs. Moyle stated her property is on the southern border of the project. She has concerns about Block 2, Lots 3, 4, 5, 6, 7, 8, and 9 and would like to see these lots be closer to ¾ acre lots with single level homes. Moyle stated she wanted to make sure that if she plans to develop her 12 acres in the future, there would be adequate sewer & water capacity with all the additional homes being built adjacent to her. She also wanted to make sure that she would have easement to her irrigation line.

Ken Broadhead 9600 W Beacon Light Road, Star

Mr. Broadhead stated he is concerned about having an easement to the existing irrigation line.

Kari Knotts 9600 W Beacon Light Road, Star

Ms. Knotts would like Beacon Light LLC to give her immediate usage of the easement. She wants Toll Brothers to survey the north property line and mark it. Toll Brothers is installing power lines under their property, and she has requested 400-amp service to her property. Ms. Knotts welcomes the project.

APPLICANT REBUTTAL

Becky McKay, Engineering Solutions, 1029 N Rosario, Meridian

Mrs. McKay stated the applicant agreed to install animal friendly fencing along the Jeff Lykes property border. And agreed to 20-foot rear setbacks on the eastern boundary. McKay stated the developer will ask ACHD if the stub street near the Lykes property can be removed.

McKay stated the lots that Barbara Moyle wanted to see be made larger are currently 10,467 sq ft. Applicant will add an existing driveway lot to the lot square footage making them 12,000 and creating a lot of separation from her property.

Regarding the irrigation access and easement issue, the developer agrees to provide irrigation access and easement across the common lot on the east side of Kari Knotts property and by-law make sure her irrigation delivery is maintained and continued.

McKay stated Toll Brothers has agreed to grant interim easement to Kari Knotts as requested. Ms. Knotts will also have access to the power being installed by Toll Brothers.



Chadwick closed the public hearing and moved to council deliberation.

- Keyes moved to approve the application with the following additions to the Development Agreement: applicant agrees to add extra width to the lots north of Barbara Moyle’s property; will install animal friendly fencing on eastern and southern borders; will add 20-foot setbacks to lots along the project’s eastern border; will install enhanced landscaping features between the 35 lots with side setback waivers, agrees to public access of five foot easement along Farmer’s Union canal for future pathway; private roads will be installed to ACHD standards and language will be put in the community CC&R’s that provides for perpetual maintenance in a reserve fund. Nielsen seconded the motion. Voice vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Agenda Item 6D) Ordinance 331: Canvasback Subdivision Annexation

Nickel said there was one modification to conditions regarding one story lots.

- Nielsen moved to dispense with the rules for reading on Ordinances 331. Keyes seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Keyes then read Ordinance 331 by Title.

- Keyes moved to approve Ordinance 331 with staff modification. Hershey seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Agenda Item 6E) Ordinance 333: RiverCreek Subdivision Annexation

- Nielsen moved to dispense with the rules for reading on Ordinances 333. Keyes seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Keyes then read Ordinance 333 by Title.

- Keyes moved to approve Ordinance 333. Nielsen seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Agenda Item 6F) Ordinance 334: Sellwood Estates Subdivision Annexation

Nickel said Ordinance 334 should be removed from the agenda.

Agenda Item 6G) Ordinance 335: Brietenbach Subdivision Annexation

- Nielsen moved to dispense with the rules for reading on Ordinance 335. Keyes seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Keyes then read Ordinance 335 by Title.

- Nielsen moved to approve Ordinance 335. Keyes seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.

Agenda Item 6F) Approval of Bid / Contractor for Blake & Pavilion Park Capital Improvements

- Hershey moved to approve the bid from Stroth General for the Blake & Pavilion Park Capital Improvements Projects. Salmonsens seconded the motion. Roll call vote; Keyes – aye; Salmonsens – aye; Nielsen – aye; Hershey – aye. Motion carried.



STAR CITY COUNCIL REGULAR MEETING

Section 5, Item B.

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 1, 2021
7:00 PM

Agenda Item 7) DISCUSSION House Bill 389 (2021 Legislative Session)

Chadwick suggested this discussion item be postponed due to the late hour.

Agenda Item 8) REPORTS

No reports provided

Chadwick adjourned the council meeting at 11:23 p.m.

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

DRAFT



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Agenda Item 1) CALL TO ORDER – Mayor Chadwick called the meeting to order at 7:00pm

Agenda Item 2) INVOCATION – Jason Myers

Agenda Item 3) ROLL CALL – Present; Mayor Chadwick, Council Members Keyes, and Nielsen. Council Member Salmonsens attended the meeting remotely. City Staff; City Attorney Chris Yorgason, City Clerk/Treasurer Jacob Qualls, City Planner Shawn Nickel, Public Information Officer Dana Partridge, Former Star Police Chief Jake Vogt
Council President David Hershey was excused.

Agenda Item 4) PRESENTATIONS – Lt. Jake Vogt with the Ada County Sheriff's Office introduced Star's new Chief of Police, Zach Hessing. Chadwick administered the oath for Hessing.

Agenda Item 5) PROCLAMATIONS – Chadwick declared October to be Domestic Violence Awareness month and read the proclamation to the gallery.

Agenda Item 6) CONSENT AGENDA (ACTION ITEM) –

Chadwick noted that Item 6A. Approval of Minutes were removed.

- Keyes moved to approve the consent agenda consisting of items 6B. Approval of Claims Provided & Previously Approved, 6C. Findings of Fact and Conclusion of Law for i. Grace Assisted Living Annexation & CUP & ii. Cherished Estates Subdivision Annexation, 6D. Final Plats, none, 6E. Agreement to Collect CHD4 / City of Star, 6F. Joint Services Agreement – Ada County Sheriff & Ada County Prosecutor, 6G. Joint Services Agreement – Canyon County Prosecutor, 6H. Cooperative Agreement – Valley Regional Transit. Nielsen seconded the amended motion. Voice vote indicated all Council Members signifying aye. Motion carried.

Agenda Item 7) PUBLIC HEARINGS & ACTION ITEMS

Agenda Item 7C) Transportation Committee – Presentation and Action of Proposed ECAMP Map Revisions

Chadwick moved this item up on the agenda.

Nickel presented the Economic Corridor Access Management Plan the Transportation Committee has been working on. They have been working with ITD and they actually proposed running an underpass extending Wild Branch all the way to Moon Valley Road so we could have connectivity across Highway 16 without going out to Highway 44. Other changes include updating some of the intersections with roundabouts that are recognized through ACHD, and designations of collectors and arterials.

- Keyes moved to approve the proposed ECAMP Map revisions and adopt them into the city's Comprehensive Plan. Salmonsens seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Agenda Item 7A) PUBLIC HEARING – Langtree Bungalows Subdivision Annexation and Zoning, Development Agreement, Preliminary Plat and Private Street (AZ-21-11/DA-21-16/PP-21-15/PR-21-08)

Chadwick opened the Public Hearing and read the rules for hearings. Chadwick asked the Council if they had any ex parte communication. All members present indicated that they did not.

APPLICANT PRESENTATION

Joshua Jantz, KM Engineering, 5725 North Discovery Way, Boise representing the Walsh Group.

Applicant is seeking annexation into the city, with R-4 zoning, a development agreement and preliminary plat. The project will be a 55 and over age-restricted gated community with single level homes and various amenities. He testified the Comprehensive plan has the area zoned as R 3-5. The proposed project will be 3.8 units per acre and have 103 residential lots with an average lot size of 6,841 sq ft. Jantz stated the development is requesting a waiver of setbacks from 15 to 10 feet.

Keyes asked about irrigation ditches on the property and what plans the applicant had for them. Joe Pachner with KM Engineering answered by stating the foothills is the only ditch on the property and the development plans to put a culvert over it for traffic. Pachner also stated they will be rebuilding the existing pump house on the property to supply pressure irrigation to the project, and they plan to tile a feeder ditch that runs from the Foothills ditch to the south and crosses Floating Feather.

Keyes asked the applicant to respond to a letter from an attorney representing the homeowners to the north that have said they will not be granting access to their private road. Pachner said it is not a driveway, but only a secondary access for Fire Department and will have bollards and one property owner that owns two lots has granted access through their property. Keyes asked why the driveway is being shown on the plans when the additional homeowners have said they do not plan to grant access. He is unlikely to approve the project without the neighbor's granting easement.

Nickel said he and Mayor talked to Fire Chief and project must have secondary fire access if the applicant wants more than 30 houses to the north of the canal.

Keyes asked about the buffer in the transitional area to the north. Pachner said that area would be maintained by the Shivers HOA.

Keyes asked why streets were not being built to city code. Pachner testified he believes narrower streets would be more desirable for this type of 55 and over community and would slow traffic.

Mayor Chadwick stated he does not want to see secondary access road to the north and would prefer access road to come out on the Welton property to the east or to the subdivision to the west.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

PUBLIC TESTIMONY**Ron Walsh 1485 North Eel Creek Way, Eagle**

Mr. Walsh owns the property to the north. He stated the northern access road was intended to be for emergency vehicles only. He stated the undeveloped buffer area would be maintained by him. He also stated there is not a Shriner HOA. Walsh stated he believes there is a market for a 55 and over community in Star.

Patrick Drake 917 W 2nd St, Meridian

Mr. Drake stated he is looking to purchase in a 55-plus gated community and is in favor of the product.

Mo Haws 25 Pine Gap Road, Horseshoe Bend

Haws stated he works for Morris, Bower & Haws and represents the Shriners Subdivision. Haws stated he believes the issue of the northern access is problematic and testified his belief from a legal standpoint the fact that Shriner lots are subject to CC&Rs. One of the lots is developable and another one can't be touched at all with any sort of development. Haws indicated the proposed road goes right down the middle of both lots.

Maxine McCombs 2211 N. Shriner Lane, Star

Mrs. McCombs stated her main issue is with the stub road. She testified, according to the county planning and zoning it is illegal to put a stub road into a platted subdivision. She and Emily Swanson own the road and have had no contact with the Walsh Group. She stated the road is not in a condition to handle multiple vehicle trips or construction traffic and requested that they remove the stub road and emergency lane and have the removal included in the development agreement.

Maryann Saunders 2230 Shriner Lane, Star

Mrs. Saunders is opposed to the emergency access stub road and indicated she did not receive any notification about the application. She Requested that there be formal assertion from the pertinent state or federal authorities that no wetlands are on the project.

John Northrup 2333 Stardust Farm Lane, Star

Mr. Northrup testifies he wants the proposed stub road removed. He believes secondary access should be to the east as discussed in the neighborhood meetings with the developer. He expected the property to be developed within guidelines of the transition overlay area the council approved in December 2020. He wants natural drainage ponds and old growth trees to remain and retain the wildlife corridors. He indicated he does not have concerns with the product or development but is concerned with density and the stub road to the north.

Council Member Keyes asked about the letter Mr. Northrup had submitted which discussed a nearby parcel that was litigated and determined to be a riparian wetland area. Mr. Northrup indicated he was not part of the litigation sometime around 2000, and the proposed project at the time was not developed. The wetland area in question is not part of Mr. Northrup's property but he wants it to be protected.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Nickels said the applicant did submit a wetlands mitigation plan that was reviewed by the city engineer which is part of the record.

Robert Fehlau 2203 N Sunny Lane, Star

Mr. Fehlau testified he believes the proposed access road through the Shriner subdivision should not be allowed because it is on private property. The applicant's lot is in the special transition overlay area. Fehlau testified his opinion was if the developer builds on the lot it does not change the boundary of the special overlay transition area and there would still need to be a substantial buffer regardless if the developer owns it or not. Fehlau suggested the applicant turn lots 25 through 35 plus the unneeded stub road into open space.

Carol Ward 2090 N. Sunny Lane, Star

Mrs. Ward testified the developer had mentioned a walking path along the canal. She indicated there is already a dirt path for ditch riders to access so she is not sure how a paved walkway would allow continued access for the ditch company. The wetland area is to the north of her property. She stated the developer's plans report the land is flat and its actually sloped. She also indicated it is also a wildlife corridor that many animals use and believes the wildlife would go away with the proposed plan. She also has concerns about drainage and the land being properly surveyed for stability.

Russell Jensen 2393 N. Sunny Lane, Star

Mr. Jensen testified he is opposed to the northern access road. Jensen stated the developer supplied information indicating there were no unique animals on-site when in fact deer, quail, turkeys, coyotes, ducks, geese, skunks, hawks and owls are on the property. He would like to see an independent study done on what wildlife is on the property and requested the council deny or table the application and protect the transition area.

Ann Kuch 10399 W. Rolling Hills Dr., Star

Mrs. Kuch stated she resides in the special transition overlay area and objects to the northern access road. She would like to see a buffer on the northern part of the subdivision. She testified she likes the idea of lots 25 through 35 being made into a permanent buffer. She stated she would like to see a list of what homeowners were notified of the project and an independent report

John Ford 1772 N. Hornback Avenue, Star

Mr. Ford lives contiguous to the tertiary ditch that runs from Floating Feather and goes all the way north. Ford testified houses along the ditch have experienced flooding during summer months due to the high water table. He is concerned about the developer's plan to tile the ditch and wants more information on how this would be accomplished. He does not think it is possible to tile the ditch and not cause further flooding to his and neighboring homes.

Nickels stated the city engineer would review any tiling plans for the ditch.

Mr. Ford testified he wants to see the plans before the development gets underway.



REBUTTAL

Ron Walsh 1485 N. Eagle Creek, Eagle

Mr. Walsh stated he is on record as being in favor of abandoning the northern access road. His company did an extensive 80-page wetland study that came back with no wetlands. They also did an extensive flood plain study that was satisfactory. He is paying an engineer to work with the irrigation district, city, and all other governing agencies to ensure tiling work is done properly. Due to cost, engineering plans will be completed after the approval and subdivision road map has been finalized. Mr. Walsh indicated he does not have any plans to remove any riparian area. He plans to live on the property and put a deed restriction on it. He is willing to leave the area where the pickleball courts are currently designated as a natural area if the city would allow it.

Chadwick asked him to address Mr. Ford's issue with the 50-foot drainage easement in which the map indicates a 33 foot is from developer's property line.

Mr. Walsh's engineer said the depth of the lots to the west are listed as 115 feet on the preliminary plat. They have worked with the drainage district and have preliminary approvals. The size of drainage pipe required at this point would be a 24-inch diameter culvert, but he has not done the final hydrology or calculations. Groundwater monitoring wells have been installed and they are basing their estimates on current flows even though the area is being flood irrigated. The numbers will be much lower once the flood irrigation stops but they are engineering it for the even higher ground water. All of this information will be put together and reviewed by the city and by the irrigation district.

Salmonsens asked about roads and ADA compliant ramps. Walsh said all roads will be ADA compliant.

Salmonsens asked about lighting. Walsh answered and said the development would comply with the city's lighting requirements.

Keyes asked about the steep slopes on the property as indicated on Star's natural features map and what the applicant had planned for them. The city's comprehensive plan has requirements for steep slopes. Walsh said the steep slopes are part of the Foothills ditch and that portion of the area and they will have to fill in just where the road is going through. They will also be grading a pathway for access to the pickleball courts. The developer wants to try and maintain as much of the existing topography as possible and still meet the city's requirements. Keyes said the city is working on a pathway network that could potentially be along the Foothills ditch and asked applicant if he would be willing to put in the development agreement granting a public easement along the ditch for a pathway. Walsh agreed to this proposed condition.

Walsh stated the developer also agrees to pave their portion of the school pathway along the eastern property line in conjunction with the rest of the pathway being constructed.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Keyes would like the roads to be built to City of Star standards and would like the applicant to get back with a landscape designer and retain as much of the natural state of the property as possible to protect wildlife.

Keyes believes it was the intention of the council's plans and ordinances to put some type of buffering.

Council and staff had a discussion on what their intended definition of special overlay transition district was when updating the Comprehensive Plan.

Chadwick closed the public hearing a 9:30 p.m. and moved to council deliberation.

- Keyes moved to table the application to November 16, 2021 so the applicant can address the following: Show a pathway along the Foothill Ditch with a public easement to the city in the event that that pathway develops; have roads built to the City of Star's standards; provide an updated landscape plan with more natural design; provide buffering along the north that respects the city's special transition overlay district; an agreement to be put in place for the north secondary road. Nielsen seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried.

Agenda Item 7A) PUBLIC HEARING – Stardust Ranch Subdivision Rezone, Development Agreement, Preliminary Plat and Private Street (RZ-21-17/DA-21-217/PP-21-16/PR-21-09)

Chadwick opened the Public Hearing and read the rules for hearings. Chadwick asked the Council if they had any ex parte communication. All members present indicated that they did not.

APPLICANT PRESENTATION

Blaine Womer, Womer Engineering 4355 W Emerald Street, Boise

Mr. Womer presented the application and is proposing a rezone from R2 to R3, a development agreement, a preliminary plat and a private street for a proposed residential subdivision consisting of five residential lots and three common open space.

The property is located on the south side of Floating Feather, west of Star Road. The property is 2.17 acres resulting in a density of 2.3 dwelling units per acre. The current Comprehensive Plan Land Use Designation is Neighborhood Residential as are the properties surrounding our property. The lot sizes range from 8,054 square feet to 12,173. The application indicates the open space for this project is 15.4 percent. The developer reduced the original density after feedback from the neighborhood meetings. The developer has reviewed the staff report and agrees to conditions of approval in the report.

Salmonsens asked about the gravel road. Womer stated because the road was in excess of 150 feet the fire department requested a secondary access out to Floating Feather.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Nielsen wanted to disclose that he lives within 300 feet of the project but does not recall getting a notice and did not attend the neighborhood meeting. He stated he did not believe this would affect his ability to participate.

Keyes said he does not see any amenity or open space in the project as required by city code. The applicant pointed out several open areas on the plan. Keyes read the city's definition of usable open space and did not think the areas the applicant pointed out were sufficient. Womer said he would be willing to meet any requirement when they submit final plat.

PUBLIC TESTIMONY

Bob Young 11748 W. Middle Falls Drive, Star

Mr. Young lives directly across the canal from the project and does not want to see the council approve the waiver for increase in density. He would rather see four houses instead of five. He is also concerned about traffic on Floating Feather.

Chadwick said ACHD plans to widen Floating Feather within five years and extending it from Highway 16 straight to CanAda Road.

APPLICANT REBUTTAL

Blaine Womer, Womer Engineering 4355 W Emerald Street, Boise

Womer stated the requested density of the project is R2.3 which is barely over the R2 the property is approved for.

The application is requesting R3 zoning to get an additional fifth lot to make the project financially feasible.

Keyes was still concerned about the project meeting the city's open space requirements. A discussion was had about the applicant providing easement for a public walkway that would adhere to the city's pathways plan and how they intend to provide useable open space. The location of a potential children's play area was discussed.

Chadwick closed the public hearing and moved to council deliberation.

- Keyes moved to approve the application with the following conditions: applicant works with the Lightfields to come up with an acceptable fencing solution between their property and the applicants; if the applicant decides to install a tot lot as the required amenity, fencing is provided for safety, especially along Floating Feather; any lighting that is installed maintains fugitive lighting and adheres to the dark sky initiative. Salmonsens seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried.



STAR CITY COUNCIL REGULAR MEETING

Section 5, Item C.

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 5, 2021
7:00 PM

Agenda Item 7D) Ordinance 341 and Development Agreement – Rivermoor Subdivision Annexation & Development Agreement (AZ-21-06)

Chadwick said this action item was being removed from the agenda for corrections.

Chadwick adjourned the meeting at 10:22 p.m.

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

DRAFT



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 19, 2021
7:00 PM

Agenda Item 1) CALL TO ORDER – Mayor Chadwick opened the meeting at 7:00pm.

Agenda Item 2) INVOCATION – Bishop Cody Larson, Floating Feather Ward, Church of Latter-Day Saints

Agenda Item 3) ROLL CALL – PRESENT Mayor Chadwick, Council Members Hershey, Keyes, Salmonsens, Nielsen, City Clerk, Jacob Qualls, City Planner, Shawn Nickel, PIO, Dana Partridge, Star Police Chief Hessing, City Attorney Chris Yorgason attended remotely via Zoom.

Agenda Item 4) PROCLAMATIONS:

Agenda Item 4A) Extra Mile Proclamation

Chadwick read the proclamation and declared November 1st as Extra Mile Day.

Agenda Item 5) CONSENT AGENDA

- Keyes moved to approve the following items on the consent agenda: 5A. Approval of Minutes for June 29, 2021 and July 6, 2021. 5C. Final Plats: Norterra Subdivision #2 (FP-21-23) & Rosti Farms Subdivision #6 (FP-21-22). Hershey seconded the motion. Voice vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion Carried.

Agenda Item 6) PUBLIC HEARINGS & LAND USE ACTION ITEMS:

Agenda Item 6C) ORDINANCE 346 – Cherished Estates Subdivision Annexation

Chadwick moved this item up on the agenda.

- Keyes moved to dispense with the rules for reading the Ordinance. Salmonsens seconded the motion. Roll Call vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. 4 ayes. Motion carried.

Keyes read the Title.

- Nielsen moved to approve Ordinance 346 – Cherished Estates Subdivision Annexation. Keyes seconded the motion. Roll Call vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Agenda Item 6A) PUBLIC HEARING – Stargazer Subdivision Annexation and Zoning, Development Agreement and Preliminary Plat (AZ-20-19/DA-20-24/PP-20-17) - Continuation

Chadwick re-opened the Public Hearing and read the rules. Chadwick asked the Council if they had any ex parte communication. All members present indicated that they did not.

APPLICANT

Nickels said this was a continuation of the public hearing for this application. The Council had asked the applicant to go back and negotiate a couple of items with the other property owner in the development.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 19, 2021
7:00 PM

Jane Suqqs, Gem State Planning 9839 Cable Car Street, Boise

Mrs. Siuggs testified Mr. Bruneel and the developer got together and worked out a compromise. Both parties have reduced the number of buildable lots. The developer is requesting approval based on the new staff report with a new condition of approval that describes the development potential for Mr. Bruneel's lot. They will be submitting a revised plat with 122 lots.

PUBLIC INPUT

Dr. Zach Bruneel 3035 N. Hamlet Lane, Star

Dr. Bruneel is a co-applicant of the project and is in favor of it.

Chadwick closed the public hearing at 7:16 p.m. and the council moved on the deliberations.

Nielsen said he appreciated the applicants resolving the issue that tabled the application in June.

- Nielson moved to approve the application. Salmonsens asked if there were any conditions from the June hearing that needed to be stated. Nickel said his notes had a pathway to north into the open space. Nielsen amended his motion to include the pathway. Salmonsens seconded the motion. Voice vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Agenda Item 6B) PUBLIC HEARING – Tommy's Car Wash Conditional Use Permit (CU-21-05)

Chadwick opened the Public Hearing and read the rules. Chadwick asked the Council if they had any ex parte communication. All members present indicated that they did not.

APPLICANT

Mark Ridley 2913 S. Waterbury Place, Boise

Mr. Ridley testified the application is to seek approval of a Conditional Use Permit to construct and operate a carwash facility within the Heron River Commercial Subdivision. The property is located at 9839 W. State Street. Jill from Tommy's Car Wash joined the meeting remotely. At the neighborhood meetings, people expressed concerns about noise, water usage, traffic and the possibility of another car wash being built further west on State Street. Based on those meetings, the applicant has kept the project on the left side of the property near Les Schwab and plans to keep the right side of the property primarily focused on restaurants and pedestrian friendly uses. The company is environmentally conscious in terms of water conservation. The original design was flipped to address the noise concern and put the dryers on the highway side. They also proposed building an eight-foot uh barrier wall with landscaping. Mr. Ridley described the potential decibel readings from the car wash and how it compared to other noises like traffic on State Street. The applicant called the corporate office of the other potential car wash operator and were told they were not moving forward with the project.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 19, 2021
7:00 PM

Jillian Culp with Tommy's Car Wash 338 Stonehenge Drive, Granville, Michigan

Mrs. Culp gave corporate background information on Tommy's Car Wash. She indicated they reclaim 33 percent of their water and use about 60 percent less water than washing vehicles at home. She believes the company has done everything they can to mitigate the noise issue.

Keyes stated he is not against a car wash, but believes this is not the right location for one and thinks it is incompatible with the city's zoning code and comprehensive plan.

There were further discussions about decibel levels.

Salmonsén stated the comprehensive plan states the goal of the central business district is to create a vibrant downtown that is pedestrian & bicycle friendly. She wanted to know how a car wash achieves that goal. Applicant believes that a good mix of businesses makes for a vibrant downtown and indicated his belief that Les Schwab fits the description either.

PUBLIC INPUT

Margaret Marlatt 168 S. Tressa Avenue, Star

Mrs. Marlatt stated her backyard fence is 30 feet from the back of Ridley's Market. She has concerns about traffic, particularly ingress, egress and emergency access, headlights shining into the homes nearby and noise.

Debbie Cornell 9821 W. Achillea Street, Star

Mrs. Cornell stated she would like to see a professional building in that location that does not go late into the evening, have bright lights or noise. She asked if the car wash would be using irrigation or city water.

Flo Wheeler 109 S. Barkvine Way, Star

Mrs. Wheeler stated she is a real estate agent and is against this development. She is represented 63 other residents in her neighborhood. She doesn't think it is fair to compare the Les Schwab air gun noise to the car wash. The Les Schwab Hearing was during the middle of the COVID outbreak and many people were afraid to attend the Public Hearing. She believes more people would have been against Les Schwab otherwise. She also stated that the Tommy's Car Wash website said an ideal location for them should not border any residential property. She is worried about the ingress and egress access and ITD giving the applicant access that will keep traffic flowing.

UNKNOWN 9864 W. Wildbranch Drive, Star

Asked what the business hours would be. Most car washes are open around 14 hours per day. Tommy's can handle up to 200 cars per hour. She does not want this in her backyard.

STAR CITY COUNCIL REGULAR MEETING

City Hall - 10769 W State Street, Star, Idaho
 Tuesday, October 19, 2021
 7:00 PM

**APPLICANT REBUTTAL****Mark Ridley 2913 S. Waterbury Place, Boise**

Mr. Ridely testified 'the right in, right out' issue has been resolved and approved by ITD. Developers and city councils don't choose what business approach them. He would love to build a professional building, but that is not what came and wanted to build on the property. He believes it would be reasonable to expect that they would not install bright lights shining into neighbor's yards They use approximately 28 gallon of city water per vehicle. The 200 cars per hour is max capacity and he does not see that happening. It was a point to show that even if 20 cars show up at once, there would not be a line of traffic. Hours of operation are typically 7:00 a.m. until 8 p.m. Monday through Friday with reduced hours on Saturday and Sunday.

Nielsen asked staff why this application does not meet the distance requirement when our code says 100 feet and this application is 109 feet from residential.

Nickel said staff measured it from the property line to the closest parking area and drive aisle as being less than the 100 feet. Staff replied the applicant is indicating the building itself is 109 feet from the property line, so it is open to interpretation.

Chadwick has no doubt this is a great facility but does not want to approve something without assurances that the sound will be completely mitigated for people. He wants businesses in Star but does not believe this is the right location being so close to homes.

Chadwick closed the public hearing at public hearing at 8:41 p.m. and moved to council deliberations.

Keyes stated he loves the idea of Tommy's Car Wash coming to Star, but cannot support it in this location.

Nielsen stated he beleives the applicant produced sufficient testimony to mitigate the concerns over noise. He liked the idea of another business coming to Star to help balance our commercial to residential tax base ratio and fits within the Comprehensive Plan.

Salmonsens stated the conditions could be put in place to mitigate negative impact on neighbors but was concerned about preserving a vibrant central business district that adheres to the city's definition.

Hershey stated he also loves the idea of a car wash but not this close to residential.

- Keyes moved to deny the conditional use application. Hershey seconded the motion. Voice vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – nay. Motion carried.



City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 19, 2021
7:00 PM

Agenda Item 7) ACTION ITEMS

Agenda Item 7A) OPEN CONTAINERS ORDINANCE

Keyes presented a new open containers ordinance which is similar to the City of Eagle. He believes this would aid our police officers in certain situations. The council deliberated with input from Yorgason and Chief Hessing.

The council concurred to make additional changes to the ordinance and also give new Star Police Chief Hessing time to review it.

- Keyes moved to table the Ordinance to the November 16, 2021, meeting. Hershey seconded the motion. Voice vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Agenda item 7Bi) AGREEMENTS

Approval of Joint Powers Agreement & Declaration of Trust: City of Star & Idaho Independent Insurance Authority (iii-a)

Qualls presented the Council with information on a new health insurance proposal for city staff and elected officials. The proposed insurer, Idaho Independent Insurance Authority is used by over 5,000 Idaho municipal entities. Council deliberated on the pros and cons of changing carriers.

- Nielsen moved to approve the Joint Powers Agreement & Declaration of Trust: City of Star & Idaho Independent Insurance Authority (iii-a) agreement. Keyes seconded the motion. Roll Call vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Agenda Item 7Bii) AGREEMENTS

Approval of FY 2020/2021 Audit Agreement – Zwygart & Associates

- Keyes moved to approve the Audit Agreement with Zwygart & Associates for the FY 2020/2021 Audit. Hershey seconded the motion. Roll Call vote: Hershey – aye; Keyes – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Agenda Item 8) ADJOURNMENT

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

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

1. CALL TO ORDER

Mayor Chadwick called the City Council Meeting to order at 7:00 p.m.

2. INVOCATION

Gabe Hetherington – Eagle Christian Church

3. ROLL CALL

PRESENT Council President David Hershey, Council Member Michael Keyes, Mayor Trevor Chadwick, Council Member Jennifer Salmonsens. EXCUSED ABSENT Council Member Kevin Nielsen

STAFF PRESENT Shawn Nickel, Planning Director, Ryan Field, Planning Assistant, Jacob Qualls, City Clerk / Treasurer, Chris Yorgenson, City Attorney, Dana Partridge, Public Information Officer, Zack Hessing, Star Police Chief.

4. CONSENT AGENDA (ACTION ITEM)

- A. Approval of Claims Provided & Previously Approved
- B. Stardust Ranch Subdivision - Findings of Fact & Conclusions of Law
- C. East Star River Ranch Commercial Rezone - Findings of Fact & Conclusions of Law
- D. Stargazer Subdivision (AZ-20-19 / DA-20-24 / PP-20-17) Findings of Fact & Conclusions of Law
 - Keyes moved to approve the Consent Agenda, seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Mayor Chadwick, Council Member Salmonsens. Motion carried.

5. ACTION ITEMS

- A. Johnson & Johnson Opioid Settlement Agreement with the State of Idaho **ROLL CALL VOTE**
 - Motion made by Council Member Salmonsens, Seconded by Council Member Keyes. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsens. Motion carried.
- B. Conceptual Approval Star / Canyon County Area of Impact Map
 - Motion made by Council Member Keyes, Seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsens. Motion carried.
- C. Development Agreement: Whitener Property (10206 W State Street) **ROLL CALL VOTE**
 - Motion made by Council Member Salmonsens, Seconded by Council Member Keyes. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsens. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

D. Ordinance 341 - Rivermoor Subdivision Adoption ROLL CALL VOTE

- Motion made by Council Member Keyes to suspend the rules and read by title only once, Seconded by Council Member Salmonsén. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

Council Member Keyes then read the title.

- Motion made by Council Member Keyes to approve with the added conditions of the Development Agreement in section 2.6, Seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried

E. Ordinance 344 - Cranefield Subdivision Adoption & Development Agreement ROLL CALL VOTE

- Motion made by Council President Hershey to suspend the rules and read by title only once, Seconded by Council Member Salmonsén. Motion carried. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

Hershey then read the title.

- Motion made by Council President Hershey to approve Ordinance 344 and the development agreement, Seconded by Council Member Keyes. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:**A. Langtree Bungalows (AZ-21-11 / DA-21-16 / PP-21-15 / PR-21-08) Continuation from 10/05/2021 - Annexation & Zoning, Development Agreement, Preliminary Plat, Private Street**

- Motion made by Council Member Keyes to table the Langtree Bungalows Annexation, Zoning, Development Agreement, Preliminary Plat, Private Street at the applicants request until January 18, 2022. Seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Mayor Chadwick, Council Member Salmonsén. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

- B. Landyn Village Subdivision (AZ-20-04 / DA-21-14 / PP-20-04, PUD-20-03, PR-21-07) Annexation & Zoning, Development Agreement, Preliminary Plat, Planned Unit Development, Private Street**
Public hearing opened at 7:15p.m. No ex parte contact was reported.

APPLICANT

Steve Arnold with A Team Land Consultants 1785 Whisper Cove Ave, Boise

The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, a Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 and 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre. The project originally proposed public streets, however adjacent developer did not want a public street there so they are proposing a private street. Applicant plans to relocate the Lawrence Kennedy lateral to their north property and include a walking path. Neighborhood meetings resulted in concerns being expressed about density. The applicant reduced the density as a result of those meetings.

Keyes said he wanted to know about secondary emergency access as required by the fire department when there are more than 30 homes. The applicant indicated the access road would be for emergency only, but they had not worked with the adjacent property owner to make sure they would have access. Keyes was concerned about the open space behind Heron River and who owns it and who would maintain it. He also asked about a letter the council had received from the southern neighbor expressing concerns about water rights.

Richard Lubbers 551 S. Crystal Springs Lane, Star

Mr. Lubbers is the owner of the property. Keyes asked him about the open space behind Heron River. Mr. Lubbers said he would like to see the Heron River residents use and maintain that area.

Keyes asked if he had spoken to Mr. Larsen who owns the property to the east. Mr. Lubbers said Mr. Larsen was interested at one point in giving up 15 feet parallel to his 30-foot easement to create a public road that would benefit both developments. Mr. Larsen has since opted to make the roads in his project private and only allow for an emergency stub road. Without public road access to his project it makes it difficult to develop anything other than residential. Mr. Lubbers said he is happy to work with his neighbor to the south to make sure he still had access to his irrigation water.

Keyes asked Yorgason if the city had any obligation under state law about landlocking property. Yorgason said the city shouldn't make somebody's current access worse as a result of an approval, but the city doesn't have a legal obligation to preserve something that makes it better in the future or allows it to be better in the future.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

PUBLIC TESTIMONY**Larry Goodman 490 S. Rivermist Ave., Star**

He believes the information provided in the traffic study is outdated. He believes that no matter the outcome of the vote, this application will result in litigation. He feels the burden of proof should be on the person that wants to change the sales quo.

Jeff Cresto 9257 West Wildbranch, Star

Mr. Cresto testified he had just moved here from California and doesn't understand why the application is even being heard.

Mayor Chadwick explained landowner rights and the public hearing process in Idaho.

Mr. Cresto feels the project will decrease his quality of life, cause traffic and the density is too high.

Josh Leonard 251 E. Front Street, Suite 310, Boise

Mr. Leonard represents the Arbiters, the neighbors immediately adjacent to this project. He stated the project was not innovative, lacks sufficient legal access, and the applicant plans to put drainage in an open space. The applicant is proposing to use Crystal Springs Lane, a private road, for its primary and only access.

Mr. Leonard discussed the challenges with making this a public road that would meet ACHD standards. The Arbiters are not against the Lubbers developing their property, they just think this is too high density and a poorly thought-out plan.

Jerry Arbiter 351 S. Crystal Springs Lane, Star

Mr. Arbiter stated his property is located to the north and adjacent to the proposed project. He is not against the property being developed. He is primarily against the project because in order to bring the proposed public road up to code it has to take part of his property.

Keyes asked if there was a density Mr. Arbiter would be comfortable with. Mr. Arbiter believes four lots would be the maximum.

David Ray 446 S. Rivermist Avenue, Star

Mr. Ray stated he believes the applicant does not have legal access and feels the density is too high and will lead to additional traffic.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

APPLICANT REBUTTAL**Steve Arnold with A Team Land Consultants 1785 Whisper Cove Ave, Boise**

Mr. Arnold stated their attorney couldn't be at the hearing but had advised them they do have access to the 30-foot easement. Any fencing or irrigation that is in the easement should not have been there. He testified if the street is made public, the issue is resolved. Their project is one of the lower densities in the area and will not cause any more traffic than the other projects being approved. The density of the project was designed around the constraints of the irrigation canal and the desire to retain the original home and barn on the property.

Mayor Chadwick closed the public hearing at 8:20 p.m. and council moved to deliberations.

Council deliberated on the topic of the road easement, who had legal access and what the proper land use designation for the area should be. The Council determined until this issue could be resolved, they could not support the project.

- Motion made by Council Member Keyes to deny the applications but waive fees for the next twelve months, Seconded by Council Member Salmonsén. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

Mayor Chadwick called for a recess at 8:26 p.m. The meeting was called back to order at 8:34 p.m.

C. EAST STAR RIVER RANCH SUBDIVISION (CU-21-01 / PP-21-03 / PR21-02) Conditional Use Permit, Preliminary Plat & Private Street
Public hearing opened at 8:34 p.m. No ex parte contact was reported.

APPLICANT**Paul Larsen 855 S. Calhoun Place, Star**

Mr. Larson stated the application is to seek approval of a Preliminary Plat for a proposed residential and commercial subdivision consisting of 266 residential lots, 21 commercial lots and multiple common lots, a Conditional Use Permit for a Senior Living Facility and Single-Family Dwellings in an existing L-O zone and Private Streets. The property is located at 8874 W. Wildbranch Street and 855 S. Calhoun Place in Star, Idaho and consists of a total of 59.29 acres. These applications were submitted and accepted on March 8, 2021. Due to delays with ACHD and ITD reviewing the applications, staff had postponed the public hearing several times from its original hearing date of May 4, 2021. The applicant is requesting three permits; first a conditional use permit to allow residential and commercial within the L-O zoning which is in the 10-acre portion of the site and a retirement home within the R8 zoning; second, a preliminary plat to plat the parcels; and third, a private street permit to allow the 28-foot-wide private street with no on-street parking. The applicant is also seeking to install a large commercial sign visible from Highway 16.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

Nicolette Womack 950 w. Bannock Street, Boise

Mrs. Womack is also a co-applicant and testified the project includes 52.29 acres and is made up of 257 townhomes; eight single-family homes; 21 commercial lots and a retirement home. The average lot size sizes are shown in the application and have an overall residential density of 7.58 units per acre. There will be a private gated road system and a complete walking path system. The applicant is requesting townhome setback waivers and height variance from the 35-foot code requirement to 38 feet six inches which will add to the roofline aesthetics.

PUBLIC TESTIMONY**Jeff Riggs with Barron Properties**

Mr. Riggs testified he is the developer of Star Crest Ranch and wants to have the ability to participate in the development agreement and the cost sharing. He supports the Riverwalk Plan and he is building a walkway all the way down to the river on his project with a public parking lot. He wants to see the light at Moyle installed right away. He is in favor of the large sign visible from the highway. He does not want the council to approve anything tonight that should be part of the development agreement because he still has details to work out with the applicant.

Jerry Arbiter 351 S. Crystal Springs Lane, Star

Mr. Arbiter stated his property is adjacent to the project and he is in support of it. There is an irrigation ditch on the Larsen property that provides irrigation water to the four lot owners in the Springwood Subdivision. Arbiter stated Mr. Larsen has agreed to take no action which will impair irrigation capabilities and further will consider installation of some other means such as an irrigation pipe to the existing point of diversion for the four lots. Mr. Arbiter testified the developer has also agreed to install an earth berm and a six-foot privacy fence along the north boundary between his property and our property.

David Ray 446 S. Rivermist, Star

Mr. Ray testified the density of the project is too high and will add too much additional traffic. He also expressed concerns about water shortages.

Jason Dickman 899 S. Crystal Springs Lane, Star

Mr. Dickman testified his property is directly to the west of the Larsen's. He requested more time to address the emergency access point planned to his and the neighbor's private road. He was not in objection to the project but wants a chance to talk to neighbors and Mr. Larsen about where the access point would be located and if it is not a requirement then he would prefer that it is removed from the project.

APPLICANT REBUTTAL**Paul Larsen 855 S. Calhoun Place, Star**

Mr. Larsen stated Mayor Chadwick had expressed concerns about not having access roads and blocking the area off entirely. He is willing to work with Mr. Dickman and the neighbors on the location of the emergency access road. Mr. Larsen said the density of the project had been reduced from the original plan and was actually less than what was allowed.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

Mayor Chadwick closed the public hearing at 10:05 p.m. and moved to council deliberations.

- Motion made by Council Member Keyes TO APPROVE with the following conditions: the ability to keep the development agreement negotiation open until a future date; that we grant a variance to our height standard to allow the applicant to build the retirement building to 38 feet six inches; that we require an easement for bridges and a pathway along the south side of the river on the applicant's property; that we include a berm and fence on the northern boundary of the Arbiter's property; that the applicant's contribution to the signalized intersection at Moyle will not exceed 35 percent; that we include setbacks as proposed by the applicant; that we include emergency access to crystal springs road as proposed; and that we include the architectural designs and adopt them into the development agreement and others as they come up during our negotiation. Seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

D. Iron Mountain Vista Subdivision (AZ-21-14 / DA-21-21 / PP-21-18) Annexation, & Zoning, Development Agreement & Preliminary Plat

Public hearing opened at 10:10 p.m. Councilman Keyes noted that he had at one time been interested in the property this where this project is proposed. No ex parte contact was reported.

APPLICANT

Nicolette Womack with Kimberly Horn 950 W. Bannock St., Boise

Mrs. Womack stated the applicant is seeking approval of Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 46 residential lots and 4 common lots. The property is located on the north side of W. Floating Feather Road, approximately 650 east of N. Pollard Lane in Star, Idaho, and consists of 16.46 acres with a proposed density of 2.79 dwelling units per acre. Ms. Womack pointed out the connectivity access points with neighboring developments and Star Junior High School.

She testified there is emergency fire access to the southeast. The applicant addressed agency comments from Star Sewer & Water and ACHD and agreed to comply with the terms and conditions. Pressure irrigation will be coming from a private well.

Keyes asked where the pump house for the well would be located. Ms. Womack deferred his question to Jay Walker.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

Jay Walker with Kimberly Horn 950 W. Bannock St., Boise

Mr. Walker said the pump station was added to the northwest corner of the project in a common lot.

Keyes asked about a domestic well located in the southeast corner of the property and what the applicants' intentions were for it. Walker indicated the previous owner of the property had his own well and potable water and had a gentleman's agreement with two other neighbors to supply them with water. Mr. Walker said a full title search was done and there is not an easement or conveyed rights between the previous owner and the two neighbors. The applicant has placed the water source in a common lot next to their emergency access and they will make sure an easement is put in place to make sure the neighbors have water.

Keyes said the landscaping plan did not meet city standards. Applicant said they would be willing to include required landscaping as a condition of approval.

PUBLIC TESTIMONY**Blake Estes 8932 Floating Feather Road, Star**

Mr. Estes stated he is one of the property owners that uses the well on the project property. He is concerned that his access to water remain intact. He was unable to find any written agreement with the previous property owner and his property. The lines that run from the pump house go across the back of one of the common areas which is where his well and wellhead is. He wants to make sure that he has some sort of easement to service the lines if needed. He is also concerned about running out of water with 45 other homes using that well.

Keyes asked who was paying the power bill for the pump. Mr. Estes said he and his neighbor split the cost of the power and any repairs.

Jeff Robbins 8866 West Floating Feather, Star

Mr. Robbins lives next door to the Estes. HE testified Worsley Lane is a private road that goes through his property. He asked for clarification on how the proposed fire road will be handled.

Chadwick explained that it would be a fire emergency access road only as required by the fire department.

APPLICANT REBUTTAL**Jay Walker with Kimberly Horn 950 W. Bannock St., Boise**

The 30-foot easement will have an all-weather surface and the placement was coordinated with the neighbors in responses to their access needs. Chadwick wants to know what the applicant is going to do to protect the two neighbors' access to water. The applicant agreed to put together a protective easement with the necessary documentation through a legal venue attorney that will reference their shared well agreement they have between each other.

Mayor Chadwick said he wants that added to the Development Agreement in perpetuity.



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

Keyes asked if the applicant would you be willing to give up the emergency access easement even though it's still maintained as a maintenance easement once the project's northern secondary access was established. The applicant said if the Fire Department agreed with that, they would agree with the addition to the Development Agreement.

Mayor Chadwick closed the Public Hearing at 10:37 p.m. and moved to council deliberations.

- Motion made by Council Member Keyes to approve with the following additions to the Development Agreement: the applicant agrees to put together an easement to protect the maintenance access for the domestic well for the off-site users, the applicant will put together an agreement with the permission of the fire department to vacate the emergency access portion of the easement of Worsley Lane but maintain it as a maintenance access for the well, and the elevation presented at tonight's meeting are included. Seconded by Council President Hershey. Voting Yea: Council President Hershey, Council Member Keyes, Council Member Salmonsén. Motion carried.

Mayor Chadwick adjourned the meeting at: 10:37 p.m.

ATTEST: _____

Trevor A Chadwick, Mayor

Jacob M Qualls, City Clerk / Treasurer



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
 Tuesday, November 16, 2021 at 7:00 PM

CITY OF STAR PUBLIC HEARING TESTIMONY

5 - For
 4 - Against
 1 - UNCOM.

Subject: **EAST STAR RIVER RANCH SUBDIVISION**

Date of Council Meeting: **TUESDAY, NOVEMBER 16, 2021**

TESTIMONY LIMITED TO NO MORE THAN THREE MINUTES

Name	Address	PLEASE CHECK			Would Like to Speak
		For	Against	Uncommitted	
X Rhonda Leslie	674 S Aspen Lakes		X		X
✓ Flo Wheeler	109 S Barklin Way		X		
X Jeff Ziegler	1401 17th St. Suite 200 Denver, CO	X			X
✓ Greg Hector	520 W. Bayhill DR. Nampa, ID.	X			
✓ MATT RIGGS	1401 17th St. Denver, CO	X			
X Paul Larson	855 S Cathlamet Pl	X			X
X Jay Walker	849 E STATE St, Eagle	X			X
X David Ray	446 S. Rivermist Ave		X		X
X Quisha Roy	446 S. RIVERMIST AVE		X		
X Theresa Jepsen	459 S Rivermist Ave		X		
X Keith Jepsen	459 S Rivermist Ave		X		
X Brianna Reynolds	11021 W Garverdale Ln Apt 103 Boise, ID	X			
X Tim Tyree	618 W FRANKLIN Base	X			
X Lee Cooper	150 W Prozac	X			
X Bill Hernandez	10367 W. Bell Fourquet			X	
X Jason Dickman	899 S Crystal Springs Lans.	X		X	X



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

CITY OF STAR PUBLIC HEARING TESTIMONY

Subject: EAST STAR RIVER RANCH SUBDIVISION

Date of Council Meeting: TUESDAY, NOVEMBER 16, 2021

TESTIMONY LIMITED TO NO MORE THAN THREE MINUTES

PLEASE PRINT

PLEASE CHECK

Would
Like to
Speak

Name	Address	For	Against	Uncommitted	Would Like to Speak
X Jerry Arbita	351 S. Crystal Springs Ln	X			X



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 16, 2021 at 7:00 PM

CITY OF STAR PUBLIC HEARING TESTIMONY

Subject: IRON MOUNTAIN VISTA SUBDIVISION

Date of Council Meeting: TUESDAY, NOVEMBER 16, 2021

TESTIMONY LIMITED TO NO MORE THAN THREE MINUTES

PLEASE PRINT

PLEASE CHECK

Name	Address	PLEASE CHECK			Would Like to Speak
		For	Against	Uncommitted	
Dean Waite	2154 Timber Trail dr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Campbell	13867 Myrtle Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLAKE ESTES	8932 Floating Feather	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JAY WALKER	849 E. STATE ST	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Robbins	8866 W. Floating Feather	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
 Tuesday, November 16, 2021 at 7:00 PM

CITY OF STAR PUBLIC HEARING TESTIMONY

*13 - no's
 1 - uncomm.*

Subject: **LANDYN VILLAGE SUBDIVISION**

Date of Council Meeting: **TUESDAY, NOVEMBER 16, 2021**

TESTIMONY LIMITED TO NO MORE THAN THREE MINUTES

PLEASE PRINT

PLEASE CHECK

Would
 Like to

Name	Address	For	Against	Uncommitted	Speak
X Larry Goodman	490 S. Rivermist Ave		X		X
Patty Goodman	490 S Rivermist Ave		X		
JAMES T Thompson	512 S RIVERMIST AVE		X		
Susan Buehns	468 S. Rivermist Ave		X		
Kathi E. Talcott Arbitr	351 S. Crystal Springs Lane		X		
Jason Didman	899 S. Crystal Springs			X	
Flo Wheeler	109 S Barkvine Way		X		
Rhonda Leslie	674 S Aspen Lakes		X		
Roz Whitman	9282 W. Deerfoot Dr.		X		
SCOTT LIEBERG	642 S. STREAM LEAF		X		
MARK LAWLER	576 S. RIVERMIST AVE		X		
X Jeff Cresto	9257 W. Wildbranch Dr		X		X
X Steve Arnold	1755 Whisper Cove	X			X
X Josh Leonard	251 W. Front #310, Boise		X		X
X JERRY ARBITER	351 S. Crystal Springs Lane		X		X
X David Ray	446 S. Rivermist Ave.		X		X



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
 Tuesday, November 16, 2021 at 7:00 PM

CITY OF STAR PUBLIC HEARING TESTIMONY

Subject: **LANDYN VILLAGE SUBDIVISION**

Date of Council Meeting: TUESDAY, NOVEMBER 16, 2021

TESTIMONY LIMITED TO NO MORE THAN THREE MINUTES

PLEASE PRINT		PLEASE CHECK			Would Like to Speak
Name	Address	For	Against	Uncommitted	
CYNTHIA RAY	4416 S. RIVERMIST, STAR		X		
Keith Jepsen	459 S. Rivermist, Star		X		
Theresa Jepsen	459 S. Rivermist Star		X		
X RICHARD LUBBER	551 S. CRYSTAL Sp. LN	X			
X LINDA LUBBER	551 S. CRYSTAL Sp. LN	X			

CITY OF STAR NOTICE OF PUBLIC HEARING

Section 6, Item A.

The City of Star, Idaho, is holding a public hearing on proposed amendments to the Comprehensive Plan, which will add a section called the South of the River Plan, for the City of Star at 7:00 p.m. on Tuesday, December 7, 2021, at Star City Hall, 10769 State Street, Star, Idaho. Copies of the proposed plan are available at City Hall. All interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of or at the hearing. The draft plan can be viewed in person at Star City Hall. Assistance for persons with disabilities will be provided to those requesting. To make arrangements please call City Clerk Jacob M Qualls at 208-286-7247 at least 24 hours prior to the hearing.

South of the River Subarea Plan

Associated Comprehensive Plan Text Changes

05 November 2021, V2

1. Acknowledgements

a. (Page 1)

- Update:

Approved April 23, 2019/Updated December 08, 2020/Updated December 7, 2021

2. Table of Contents

a. (Page 2)

- Insert:

"Chapter 21 – South of the River Subarea Plan" (and associated page number)

- Update:

Update all page numbering as changes are expected due to text additions and deletions.

3. Chapter 8 - Land Use

a. 8.2.3 Land Use Map Designations (Page 31)

- Add:

Riverfront Center:

The Riverfront Center is planned to be a vibrant mixed-use center for the community that builds off River access and connection north to Main Street, the Riverwalk Park, and the River House. Uses encouraged are small-scale retail, restaurants, offices, and entertainment. High density housing is encouraged on the upper floors of buildings and at the fringes of the land use designation and transitioning into surrounding lower-density neighborhoods. The focus of the center should be a large-scale community civic space and gathering area at the river's edge that can be used for community events, markets, etc. Pedestrian and bicycle access through the Center and into surrounding neighborhoods is important. General character and design have been further clarified in Chapter 21 - South of the River Subarea Plan."

b. (Page 34)

- Update:

Floodway

Floodway areas are defined as specifically shown on the newest edition of the Federal Emergency Management Administration Flood Insurance Rate Maps (FIRM) mostly

along the Boise River (generally shown as floodway on the Land Use Map). These areas are to remain open space because of the nature of the floodway which can pose significant hazards during a flood event. 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 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.

When discrepancies exist between the floodway boundary shown on the Land Use Map and the floodway boundary shown on the FIRM maps so that the floodway area is smaller than that shown on the Land Use Map, the adjacent land use designation shown shall be considered to abut the actual floodway boundary.

Within the Riverfront Center specifically, the floodway area and associated floodplains should be designed to accommodate a large-scale open civic space that can be utilized for community events and markets, etc. This space should be designed and developed in coordination with FEMA requirements and should only include improvements that do not cause additional hazard risks, but can incorporate access to the Riverfront, hard- and soft-surface pathways, open spaces and fields, interpretation and wayfinding, gardens, and/or amphitheater area."

- Format Update:

Move the light green formatting box up to the Floodway title.

c. (Page 37)

- Update:

Insert updated 2021 Comprehensive Plan Land Use Designations pie chart

d. (Page 38)

- Update:

Insert updated 2021 Comprehensive Plan Commercial vs. Residential pie chart

e. (Page 39)

- Update:

Insert updated Land Use Map

f. (Page 40)

- Update:
 - Insert updated 2021 Zoning Table (to add Riverfront Center)
- g. 8.4 Objectives (Page 41)
 - Add
 - "K. Work to create a vibrant Riverfront Center (refer to Chapter 21)."
- h. 8.5 Implementation Policies
 - Delete:
 - "8.5.1 "South of the River" Sub Area Plan:
 - A "South of the River" Sub Area Plan should be developed and adopted by the city for the area planned to be the future downtown of Star and its future supporting periphery. This area includes the CBD (Central Business District) shown on the Land Use Map and the area between the Boise River and the Chinden Bench spanning from Highway 16 to the Can Ada Road section line.
 - This area is critical for master planning to provide Star a sense of place in its downtown understanding that the current small central business district area has served well for many years but as development occurs, and State Highway 44 is widened an expansion of the activity center of the city will be needed. Expanding south incorporates the beautiful Boise River with a significant amount of floodway area which can serve the new Sub Area well with many acres of parkland and public access to the river understanding that existing property owner property rights are not to be infringed.
 - The CBD area of old town has many development constraints due to the small lots created in years past and the lack of a roadway grid system needed for commercial type uses. Compact development, as outlined by the CBD implementation polices within this plan, are critical for the vibrancy of the future downtown of Star. Highway 44 and Star Road south of Highway 44 are to be planned in this area as key commercial corridors. Collector roadways and land use goals, objectives and policies need to be adopted for the area south of the river to avoid urban sprawl, limit development in the flood plain, and to provide for compatible land uses supporting and enhancing the vitality of the historic central business district area. Until the Sub Area Plan is adopted by the city, development will be permitted in accordance with the other sections of this Plan, understanding that existing property owner property rights are not to be infringed. The Sub Area Plan

~~will take precedence over the land uses shown within this Comprehensive Plan."~~

- Insert:

"8.5.1 Policies Related Mostly to the Riverfront Center

A. The Riverfront Center should allow for a mix of commercial, office, institutional, civic type and residential use and as shown on the Land Use Map.

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

C. Main city service facilities should be located at Star Road and the Riverfront Center and clustered into a "City Services Campus", including City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities. In addition, a large-scale civic space and gathering area should be adjacent to the campus and could be developed within the floodway and floodplain area along the Boise River.

D. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the Riverfront Center.

E. Single-story use buildings should be discouraged within the Riverfront Center, in favor of two- to three-story mixed use buildings. A new City Civic Center could be accommodated as a single-story building.

F. Building orientation should face both the east-west roadway and Riverfront area, accommodating uses along both roadway and civic space areas.

G. Pedestrian connections should be accommodated every 300' at a minimum between the Riverfront Center Main Street and the Riverfront Park.

H. The floodway lands adjacent to the Riverfront Center designation, as shown in the Comprehensive Plan Land Use Map, should be developed as Civic space and gathering area, along with accessible park space.

I. A pedestrian bridge should be constructed across the Boise River, connecting the Riverfront Center with Main Street, Riverwalk Park, and the River House.

i. (Page 45-46)

- Update:

“8.5.5 Policies Related Mostly to The Central Business District Planning Areas

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. ~~Within the South of the River Sub Area Plan recommended herein, this Main Street area needs to be studied to~~ The CBD Design Guidelines 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.”

j. **8.5.8 Policies Mostly Related to Open Space and Special Areas**

- Update:

“H. Discourage development within the floodplain, excluding the Riverfront Center area, in which development could mitigate floodplain areas and provide for civic space within the floodway and adjacent areas.”

“I. 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, open and park space, with the design allowing for floodwaters to inundate the area without contributing to hazard risk.”

4. Chapter 9 - Natural Resources

a. 9.5 Implementation Policies (Page 58)

- Update:

“D. Prohibit new development in floodway areas and limit development in the flood fringe of the flood-plain, except within the Riverfront Center, to allow civic, open, and park space within the floodplain.”

b. (Page 59)

- Add:

N. Utilize existing irrigation canals and ditches as open space and potential trail alignments where possible, and to highlight the area's agricultural history."

5. Chapter 11 - Public Services, Facilities, and Utilities

a. 11.5 Implementation Policies (Page 83)

- Update:

"Y. Support the expansion of city facilities and city staff based on projected growth. The city will develop a disabilities community audit to the city facilities. City facilities should be incorporated as part of the Riverfront Center and help to catalyze commercial development as part of the Center."

6. Chapter 12 – Transportation

a. (Page 91)

- Update:

Include updated ECAMP map

"East-west connectivity in Star is generally limited to Beacon Light Road, Purple Sage Road, Floating Feather Road, State Highway 44, Joplin Road, and Chinden Boulevard (US Highway 20/26)."

b. 12.3.1 Roadway System Goals (Page 104)

- Add:

"G. Within the South of the River Subarea, ensure a high level of roadway connectivity through each neighborhood to help mitigate traffic along the limited collectors and arterials within the area.

H. Within the South of the River Subarea, look at a realignment of Can-Ada Road to seamlessly connect east into Star Road."

c. 12.3.3 Pathway System Goals (Page 105)

- Add:

"D. Within the South of the River Subarea, ensure pathway connectivity throughout the area, utilizing buffers between existing and future neighborhoods; natural resource areas; the extension of the Boise Greenbelt; and existing irrigation canals and ditches."

d. 12.5.1 Roadway Implementation Strategies (Page xx)

- Add:

"Y. The City of Star and ACHD should coordinate the Can-Ada roadway design between US-20/26 and Star Road to

ensure connectivity through the South of the River Subarea, as developments are proposed.

Z. The City of Star and ACHD should coordinate access control (i.e. roundabout or signalized intersection) at Star Road and access to the Riverfront Center to ensure this commercial area is viable.

AA. The City of Star, ACHD, and adjacent property owners, should coordinate access control design at Star Road just north of the Phyllis Canal crossing to ensure both vehicular and pedestrian and bicycle crossings.

AB. The City of Star and ITD should coordinate the reclassification of and access control along US-20/26 to allow access to commercial areas, enhancing viability for commercial areas and increased connectivity along the Corridor.

AC. The City of Star, ACHD, and ITD should coordinate gateway improvements at the Star Road/Boise River Bridge, and at Star Road/US-20/26 intersection."

e. 12.5.3 Pathway Implementation Policies (Page 113)

- Add:

"E. Plan for grade-separated pedestrian and bicycle crossing facilities at Star Road at the north and south channel of the Boise River to extend the Boise Greenbelt.

F. Coordinate with the irrigation districts to allow for pathway connections along irrigation canals and ditches."

7. Chapter 13 – Parks and Recreation

a. 13.5 Implementation Policies (Page 133)

- Update and Add:

"A. Develop a recreation center for the community, which could be accommodated in the Riverfront Center.

C. Develop a Parks and Recreation Master Plan, which will identify the number and type of parks, open space trails, pathways, and recreational needs, and include expected parks within the South of the River Subarea Plan.

H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park, through the Riverfront Center, to a future City of Middleton connection.

N. Incorporate a natural trail system along the south side of the Boise River that incorporates a mix of surface types (i.e. paved, boardwalks, and soft-surface systems that allow for a range of recreational use.

O. Incorporate a wayfinding and interpretation system along the south side of the Boise River to educate on wildlife, wildlife habitat, Boise River hydrology, and cultural history of the area.

P. Work with Pioneer, Nampa-Meridian, and Settlers Irrigation Districts to coordinate a regional pathway system along the Phyllis Canal.

Q. Work with the Eureka Water Co. and property owners to coordinate a secondary pathway system throughout the South of the River Subarea."

8. Chapter 15 – Housing

a. (Page 143)

- Add:

"H. Support the development of mixed-use and high-density housing within and adjacent to the Riverfront Center and in support of commercial development in the Center."

9. Chapter 16 - Community Design

a. (Page 156)

- Update:

"16.2.10 Civic Center

Public buildings, such as the city library, Senior Citizen Center, City Hall, and other public spaces bring the public downtown. In addition, having an established retail center provides opportunities to strengthen the city center. The City of Star is lacking a civic center, focal point or gathering place. It is important that the city develop a plan to establish gathering places, like a clock tower, fountain, gazebo, public plazas or other amenities that create a sense of place. This Civic Center area could be accommodated within the Riverfront Center on Star Road and the south edge of the Boise River. This Civic Center area could accommodate all of the above, and consolidate City services, while also providing outdoor civic and gathering space within the floodplain and floodway of the Boise River. This allows the Center to capitalize on the Boise River and its character, connect north (through a pedestrian bridge) to Main Street, the Riverwalk Park, and the River House, and serve as a catalyst for commercial development within the Riverfront Center."

b. 16.5 Implementation Policies (Page 161)

- Add:

"N. Refer to Chapter 21 – South of the River Subarea Plan for character guidance on development within that area."

10. Chapter 21 – South of the River Subarea Plan

- Add:

Insert South of the River Subarea Plan as Chapter 21.

South of the River Subarea Plan

WHERE RIVER AND OPPORTUNITY MEET



ADOPTION DRAFT, V3
15 November 2021







Contents

ACKNOWLEDGMENTS	V
CHAPTER 1 INTRODUCTION	1-1
General Description	1-1
Process	1-2
Key Concepts	1-3
Existing Conditions	1-4
Purpose and Alignment with the Comprehensive Plan	1-8
CHAPTER 2 VISION	2-1
Overview	2-1
Illustrative Vision Plan and Key Concepts	2-2
CHAPTER 3 SUPPORTING FRAMEWORKS AND COMPREHENSIVE PLAN GUIDANCE	3-1
Overview	3-1
Land Use Framework	3-2
Transportation Framework	3-4
Economic Development Framework	3-6
Housing Framework	3-8
Parks and Recreation Framework	3-10
Natural Resources	3-11
Public Services, Facilities, and Utilities	3-13
Schools Framework	3-14
Community Design	3-15
CHAPTER 4 IMPLEMENTATION PLAN	4-1
Purpose of an Implementation Strategy	4-1
Key Challenges	4-2
Implementation Recommendations	4-3
Potential Funding Mechanisms	4-7



Special thanks to all that provided their input throughout the process

- | | | | | |
|-------------------|--------------------|---------------------|----------------------|--------------------|
| Norm Ahrens | Karen Donaldsen | Cody Hunter | Margo Meade | Larry Taylor |
| Karen Ahrens | Neil Donaldsen | Jim Hunter | Jeffrey Miller | John Tensen |
| Melodye Andrade | Debbie Dougherty | Travis Hunter | Julie Miller | Mary Teuscher |
| Sarah Arjona | Marj Dougherty | Kim Ingraham | Nathan Mitchell | DeAnn Thomas |
| Nancy Ax | Michael Dougherty | Lynn Ishii | Colleen Moore | Pat Thomas |
| Lisa Aus | Jamie Doshier | Ron Ishii | Richard Moore | Jared Thompson |
| Jackie Baldwin | Jeremy Doshier | Tracey Janssen | Tom Moroney | Robert Tiedemann |
| Kelli Barreto | C. Doyle | Helen Jones | Cheryl Morrow | Renee Tiner |
| Kristen Battey | Pat Doll-Fallstrom | John Jones | Jerry Morrow | Randy Tiner |
| D. Baumann | Pam Eaker | Carla Karnes | Gina Mulhern | Chris Todd |
| Kristie Bean | Daniel Ehnstrom | Gary Keeler | Diane Murdock | Bill Toft |
| Rick Bean | Nancy Ehnstrom | David Keyes | Shawn Murdock | Chris Toll |
| Dan Bertuleit | Wendy Everett | Dustin Keyes | Sandy Mulchay | Theresa Toll |
| Tamsen Binggeli | Pat Ewing | Sara Keyes | Bill Musser | Renee Trommler |
| Reid Blackburn | Phil Ewing | William Kinard | J. Craige Naylor | Robert Trommler |
| Gerry Boren | Bob Fehlman | Leslie Kinch | Mike Olsen | Todd Tucker |
| Linda Boren | Bill Fenn | Tony Kinch | Juli Page | Jon Turnipseed |
| Erika Bowen | Carol Fenn | Kurt Krause | Bob Peloquin | Mary Jo Turnipseed |
| Judith Britton | Dyan Ferren | Elizabeth Kuck | Marian Peloquin | Elise Vanassche |
| Joan Brown | Howard Ferren | Jason Kusar | Jeff Peterson | Josh Vanassche |
| Jerry Brucks | Terry Fesler | Maria Kusar | Charlene Phillips | Donna Vidergar |
| Liz Brucks | Crystal Fessenden | Danielle Lafountain | Mark Phillips | Matt Vraspir |
| Candee Bulyog | Scott Fiske | Chris Laraway | Bonnie Pierson | Mark Wasdahl |
| Michael Bulyog | Jerry Gage | Nancy Leeds | Craig Pierson | Bob West |
| Daryl Carbonari | Wendy Gantt | Janice Leighton | Heidi Prigge | Carol Westphal |
| Joan Carlson | Chris Gilbert | Terry Leighton | Ruby Pike | Frank Whipple |
| Kristina Carlson | Melanie Gilbert | Kameron Lemon | Sam Powell | Mary Whipple |
| Tom Carlson | Richard Girard | Alan Leon | Candy Priand | John White |
| Mel Carr | Scott Givens | Gary Leonhardt | Mark Priand | Shelly White |
| Karen Carson | Charlene Greene | Dan LeRoy | Jacob Qualls | Dortha Wickstrom |
| Robert Carson | Steve Greene | Linda LeRoy | Arlene Nelson Randal | Denny Wickstrom |
| Nancy Chalmers | Jeanette Griggs | Roger Lewis | Becky Reynolds | Kevin Wickstrom |
| Tom Chalmers | Dale Gross | Linda Lieberg | Lauren Reynolds | Rob Wickstrom |
| Barbara Chambers | Brian Gustafson | Scott Lieberg | Marcy Reynolds | Scott Wickstrom |
| Joe Chase | Jan Gustafson | Brad Little | Larry Robertson | Kim Wickstrum |
| Randy Clarno | Donna Hageman | Dara Lopes | Kent Rock | Margaret Wilson |
| Bill Claxton | John Hageman | Todd Lovell | Deborah Rogister | Phillip Wilson |
| Larry Clucas | Tim Haney | Daniel Ludwig | Pat Rounds | Tina Wilson |
| Ken Couch | Daniela Hansell | Marilyn Ludwig | Rick Salmonsens | Denise Winston |
| Michael Crenshaw | Roger Hart | Joan Maier-Bone | Lori Saxton | Doug Winston |
| Michelle Crenshaw | Elena Hauge | Amanda McAllister | Marvin Saxton | Brandon Wood |
| Barb Daggett | Bobbie Hobson | Dan McAllister | Karen Schmidt | Bruce Wood |
| Tom Daggett | Dave Hobson | Laura McCauley | Barbara Schulz | Susan Wood |
| Denis Daly | Alan Hodge | Jim McCoy | Nick Schulz | William Wright |
| Norris Dancer | Christine Hover | Kathleen McCoy | Mike Simson | Robert Young |
| Vanessa Dancer | Craig Hover | Dan McGetrick | Steven Siwek | |
| Bob Dauphinais | Meredith Hudson | Mary McInnis | Matt Spacey | |
| Sherri Dauphinais | Carl Hughes | Leslie McLean | Glenda Sparling | |
| Karen Demarest | Linda Hughes | Kelly Meade | Julie Strausser | |



Acknowledgments

MAYOR & CITY COUNCIL

Mayor Trevor Chadwick
David Hershey
Michael Keyes
Kevin Nielsen
Jennifer Salmonsens

CONSULTANT TEAM

Logan Simpson
Kittelson & Associates
Leland Consulting Group
Harmony Design & Engineering

CITY STAFF

Ryan Field
Shawn Nickel





Chapter 1 | Introduction

GENERAL DESCRIPTION

The South of the River Subarea Plan comprises the area south of the Boise River to Chinden Road and between State Highway 16 (SH 16) and the north extension of Can-Ada Road. The entire area lies outside of the City’s municipal boundary but within the Area of City Impact. This planning effort aims to create a unique community for the City of Star and capitalize on its adjacency to the Boise River.

While implementing the Subarea Plan will occur over a longer time, the City and its growth area are already experiencing immediate growth pressure. While currently rural, and including active agricultural operations and large-lot residential subdivisions, this area is located between some of the busiest roads in the region, has seen recent infrastructure improvements, and lies adjacent to new community facilities and development.

While many landowners have no plans to develop, the City has undertaken this proactive approach to create a Plan before development happens haphazardly. This is a chance to do it right—to create a sustainable community that respects the natural environment and promotes quality development, housing choices, amenities, and transportation options—*a chance to create a truly unique community in the Treasure Valley of which residents and visitors can be proud of.*

PROCESS

Early Visioning

In November 2020, City staff and consultants facilitated a visioning meeting with Mayor and City Council to gather feedback and guidance on the goals and objectives for the Subarea Plan defined on the previous pages.

Preliminary Concept Round-tables

In February 2021, City staff and consultant team hosted a series of four small group round-tables via Zoom with property owners, city residents, public agencies, and key developers, to review and refine preliminary draft concepts. These meetings provided key stakeholders the opportunity to comment on technical aspects for feasibility, land use mix, graphic refinement, and policies, and respond to questions:

- » Which ideas did you like best?
- » What additional ideas do you have?
- » What other constraints or technical issues are missing?

A summary and digital version of the round-tables were posted online for those unable to attend.

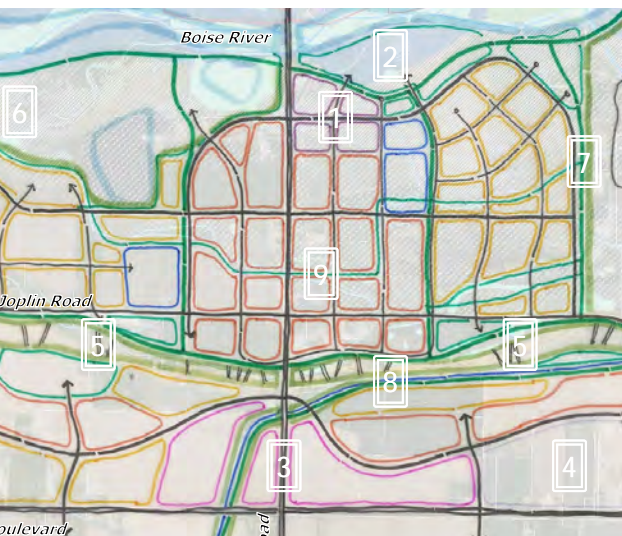
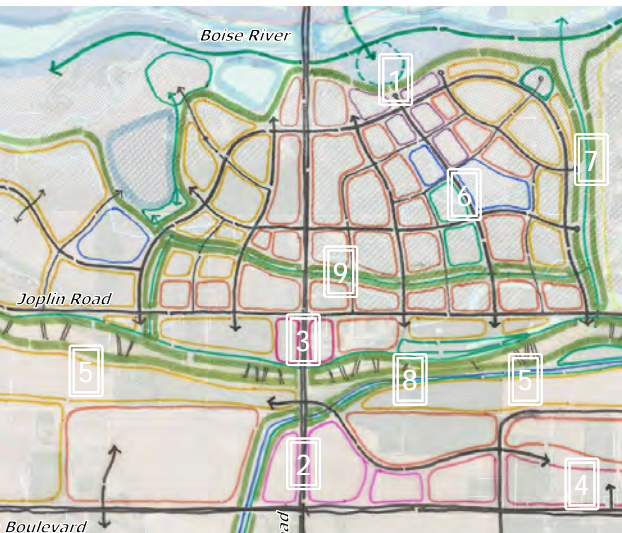
Early concepts, shown at left, included ideas on:

Concept 1:

1. Riverfront mixed-use center and civic area
2. Mixed-use gateway
3. Mixed-use corridor
4. Regional/community commercial
5. High end overlook residential
6. Central park/school/mixed-use
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal trail system
9. Internal greenway/trail system

Concept 2:

1. Riverfront mixed-use center
2. River-oriented park space/open space
3. Mixed-use gateway
4. Flex/light industrial/commercial
5. Overlook parks (with high and low sections)
6. Expanded open space and consolidated drainage areas
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal Trail System
9. Internal Greenway/Trail System



Open House Events

In April 2021, the City of Star hosted a series of open houses on to review background information, concepts, big ideas, and character preference. Over 200 residents and stakeholders attended the events, organized into three stations (below), and a digital version was posted online for those unable to attend.

- » Background Information including existing conditions and guiding information for the Subarea.
- » Preliminary Concept illustrating key ideas and conceptual layout for the Subarea.
- » Visual Preference character imagery in regard to housing options, amenities, building materials, and character.

KEY CONCEPTS

From the open houses, attendees offered feedback on those big ideas that they appreciated, and thought would work well within the Subarea.

Economic Development:

- » Riverfront mixed-use center and civic area
- » Mixed-use gateway
- » Regional commercial, flex, and light industrial along Chinden

Housing:

- » Diversity of neighborhoods
- » High-end overlook and Riverfront residential
- » Greenway buffer to existing rural residential areas

Parks and Recreation:

- » New pedestrian bridges over the River to the Riverhouse, recreational rentals and fishing ponds
- » Overlook/ double-decker park system to connect above and below-bench
- » Central park/ school/ mixed-use in each River Valley neighborhood

Natural Resources:

- » Expanded open space and consolidated drainage areas
- » New series of ponds and open space on the south side of the River
- » Regional Boise Greenbelt and Phyllis Canal trail system connecting to other communities
- » Internal greenway/ trail system

Transportation

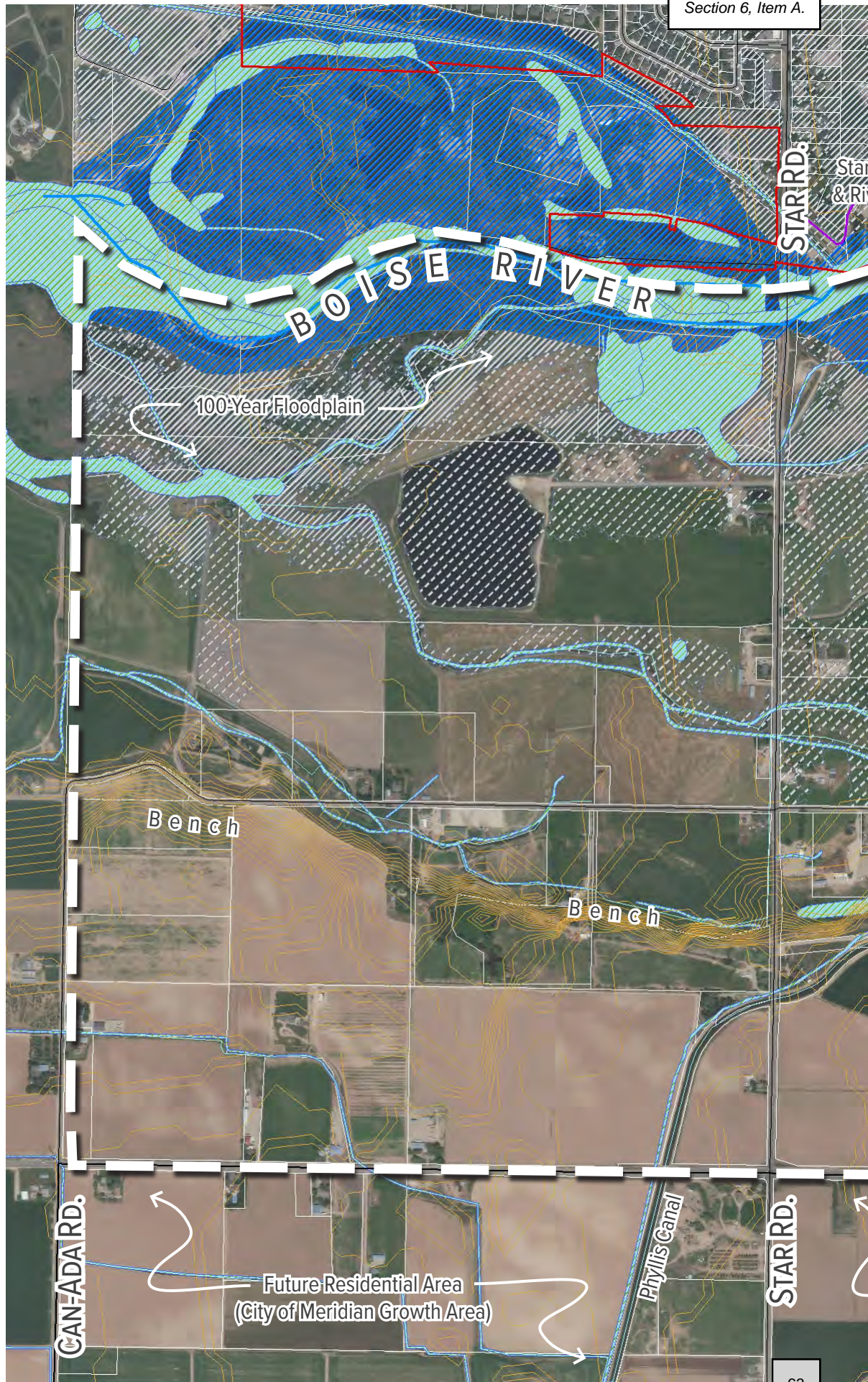
- » Road expansion and new pathways and bridges
- » New highway connections, integrated transportation technology and intersection types that move transportation quickly
- » Highly connected local road systems
- » Access to future micromobility options such as bike rentals, electric bikes, scooters, etc.



EXISTING CONDITIONS

The Existing Conditions map highlights opportunities and constraints within the Subarea, including the Boise River and its hydrology and floodplains, water conveyance facilities, and the steep bench just south of Joplin Road.

Section 6, Item A.



- Map Legend:**
-  Floodway
 -  100-Year Floodplain
 -  500-Year Floodplain
 -  Contour Lines



EXISTING CONDITIONS

Land Use

The existing land uses within the Subarea are primarily agriculture, small-scale retail development, open space, and low-density residential development. New residential developments at higher densities have already begun adjacent to the Subarea. Future development of the Subarea must recognize the agricultural heritage and create a sense of place. The current future land use designations based on the Comprehensive Plan are primarily mixed-use and commercial with low- to medium-density residential designations. As depicted in the existing future land use map, it is unlikely that the amount of commercial and mixed-use product currently denoted could be supported. The Subarea plan refines uses to represent current market conditions and a greater variety of land uses.

Transportation

The Subarea is primarily served by Chinden Boulevard and Star Road. Currently, Star Road and Chinden Boulevard do not meet performance standards, and the intersection of Star Road and Chinden Boulevard has the highest crash history within the Subarea. The Chinden Boulevard and State Street intersections with Star Road are slated for widening with potential Continuous Flow Intersections (CFIs). Star Road, Chinden Boulevard, and State Street are all anticipated to be widened to four or five lanes. ACHD is also expanding the Boise River bridge on Star Road. The current lack of connectivity is addressed in the Subarea Plan to reduce the impact of growth on traffic. However, the Bench makes connections between the River Valley and higher elevations more complex and poses a potential barrier to development that must be accounted for. Transit, trails, micromobility options (e.g., bike share, electric bikes, scooters, etc.), and bike paths are limited in the Subarea.

Economic Development

The Subarea could be an economic driver for the City, extending Star’s Downtown and creating new retail, civic, and entertainment areas. Per decade, the Subarea could support the growth of approximately 125 to 175 acres of residential land, serving 500 to 725 units and about 5 to 10 acres of retail and office use, accommodating 30,000 to 50,000 square feet of development. Over time, and as continued residential development evolves, additional retail and commercial areas would become market-supportable. Key transportation arterials such as the extension of SH 16, its interchange with Chinden Boulevard, and Star Road also contribute to higher traffic counts, resulting in more market-supported uses. The Subarea Plan seeks to provide new forms of retail and entertainment areas, ensuring that Star continues its reputation as the place to be.



Parks and Recreation

The Boise Greenbelt currently runs from Lucky Peak Reservoir to the City of Eagle and eventually connects to the Snake River. There is now the opportunity to extend the Boise River Greenbelt through the Subarea to further the goal of a regional pathway system connecting Star’s northern river pathway system to Eagle (and Eagle Island State Park), Garden City, and Boise. In addition, this Subarea Plan presents the opportunity to incorporate a regional pathway along the Phyllis Canal to provide additional connections and recreation opportunities to the residents and visitors of Star. The River and canals are part of Star’s history and help define its sense of place.

Natural Resources

The on-site environmental features are associated with the hydrology of the Boise River and its floodplain. The floodway itself limits development at the north end of the Subarea, and the 100-year floodplain buffers the floodway, extending further south on the east side of Star Road. The 500-year floodplain covers much of the River Valley, in some cases extending nearly all the way to the Bench. The Bench extends across the lower third of the site, drastically transitioning roughly 40-feet from the River Valley up to the Chinden Boulevard area. A variety of wildlife species and aquatic species exist throughout the River Valley. Ponds and wetlands adjacent to the River create additional habitat. Multiple water conveyance facilities exist throughout the Subarea, and the Phyllis Canal, crosses Chinden Boulevard just west of Star Road and continues to follow the Bench as it continues eastward under SH 16.

Public Services and Facilities

Recent improvements to sewer infrastructure, including a new lift station, offer development opportunities for the Subarea. With these improvements, both water and sewer main lines are relatively easy to connect. The Star Riverhouse on the north side of the River provides a community facility, with kayak rentals and fishing ponds. This facility offers a pivotal anchor to the new Riverfront Center outlined in the Subarea Plan.



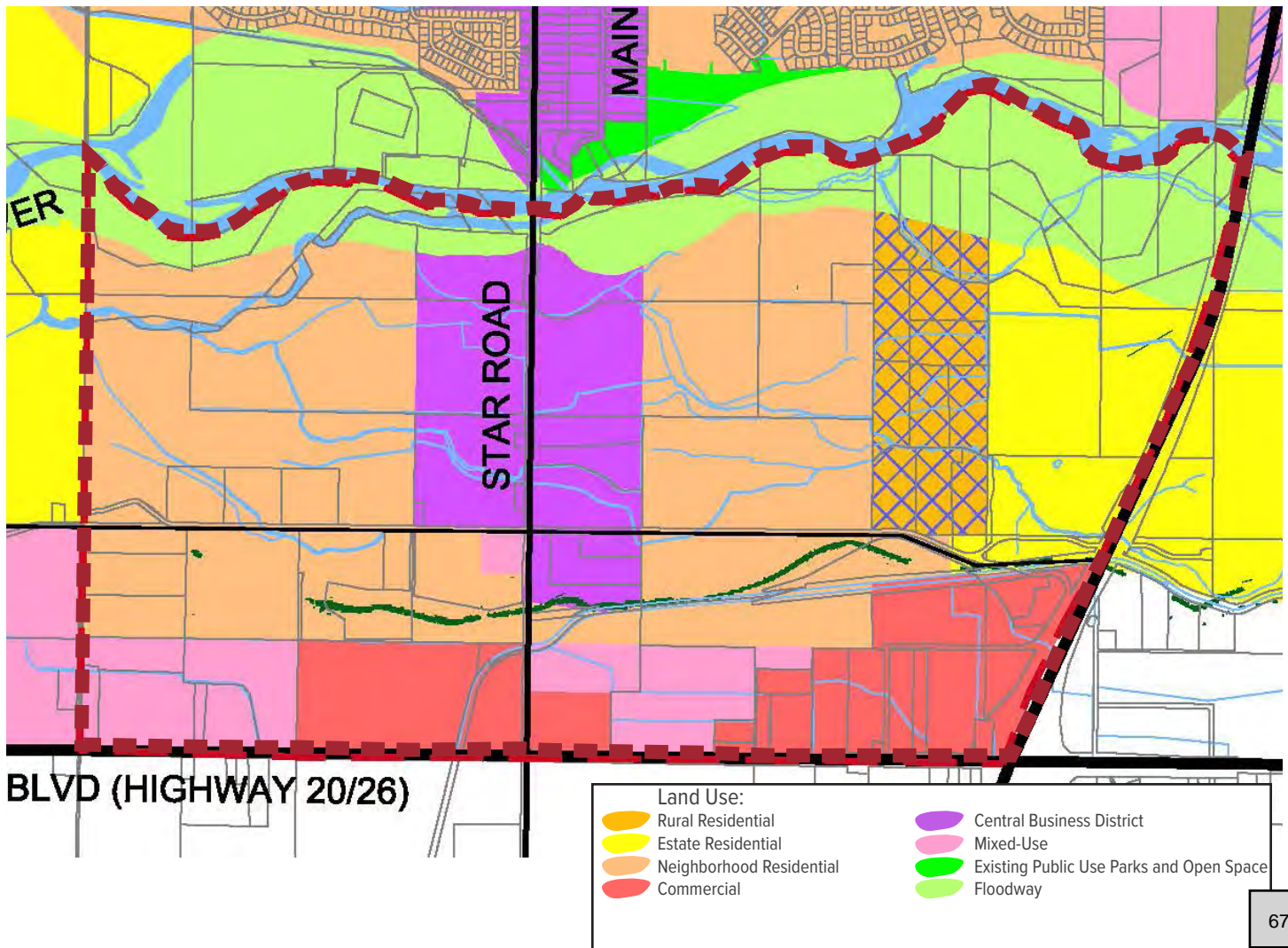
PURPOSE AND ALIGNMENT WITH THE COMPREHENSIVE PLAN

Comprehensive Plan

The Subarea Plan has been developed to align with the overall vision, goals and objectives within the earlier chapters of the 2020 Comprehensive Plan, while adding additional detail for this area. On the following pages, the Land Use Map, the Economic Corridors Access Management Plan (ECAMP) Map, and the Recreation and Pathways Map have been updated to reflect this increasing level of detail within the Subarea.

In addition, within Section 3 of this Chapter, specific goals have been extracted in relation to key sections throughout the document, while additional objectives and implementation policies have been merged into the main text of the Comprehensive Plan Chapters.

Existing Subarea Land Use Map

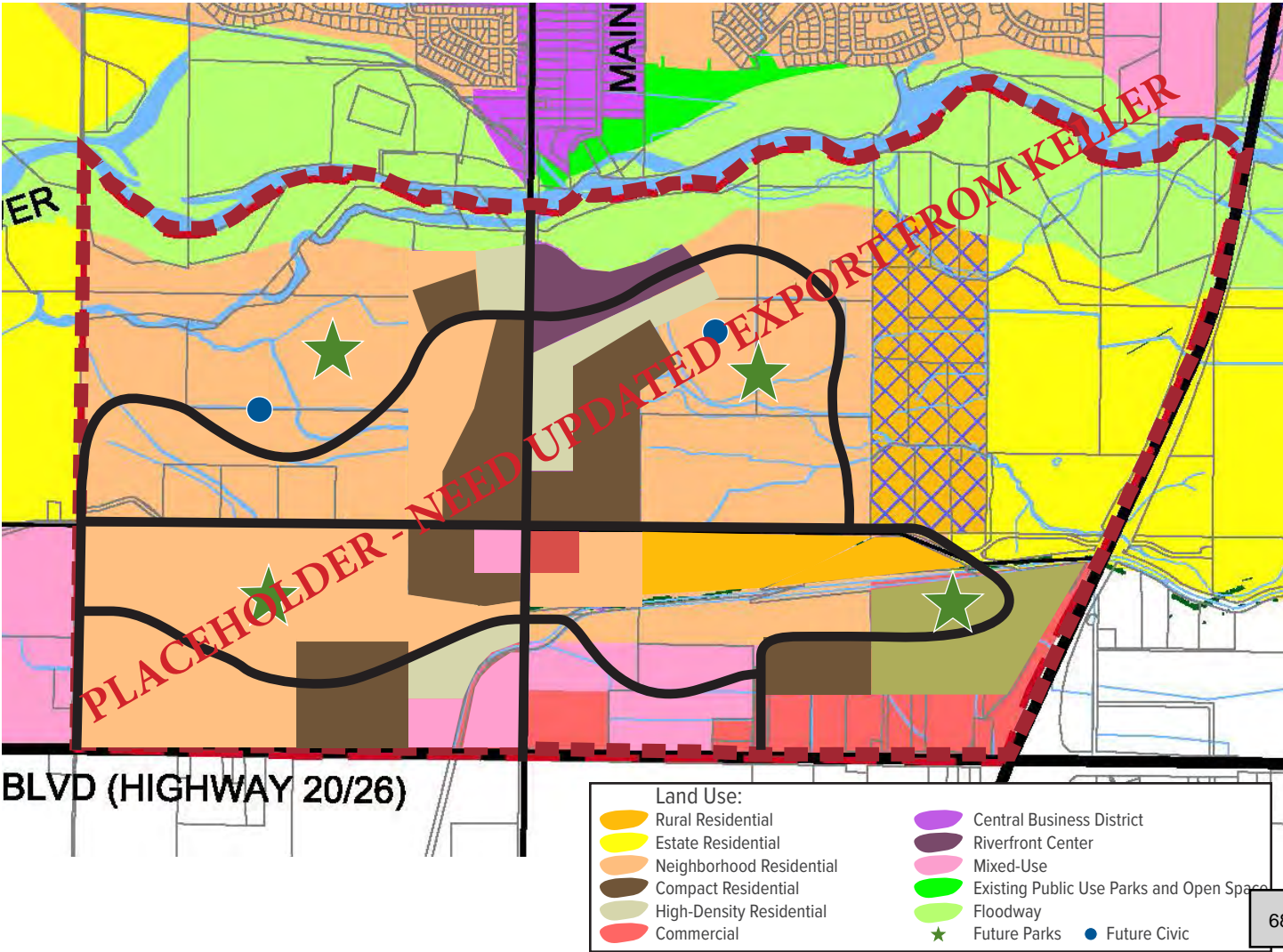


Existing and Updated Land Use Map

While the future land uses were general placeholders in the previous map, the updated Land Use Map:

- » Is more closely aligned with how City leadership, residents may expect the area to accommodate in-progress development submittals and build out,
- » Offers a more market-supportable balance between housing and commercial areas;
- » Integrates open space and amenities throughout the Subarea, identifying potential locations and connectivity;
- » Provides a greater degree of connectivity in both the transportation and pathway systems;
- » Integrates and defines a new land use category for the Riverfront Center; and
- » Aligns with adjacent communities' land use, transportation and pathway plans; and
- » Builds on the natural assets and other waterway and topographic features within the area of the Boise River.

Updated Subarea Land Use Map

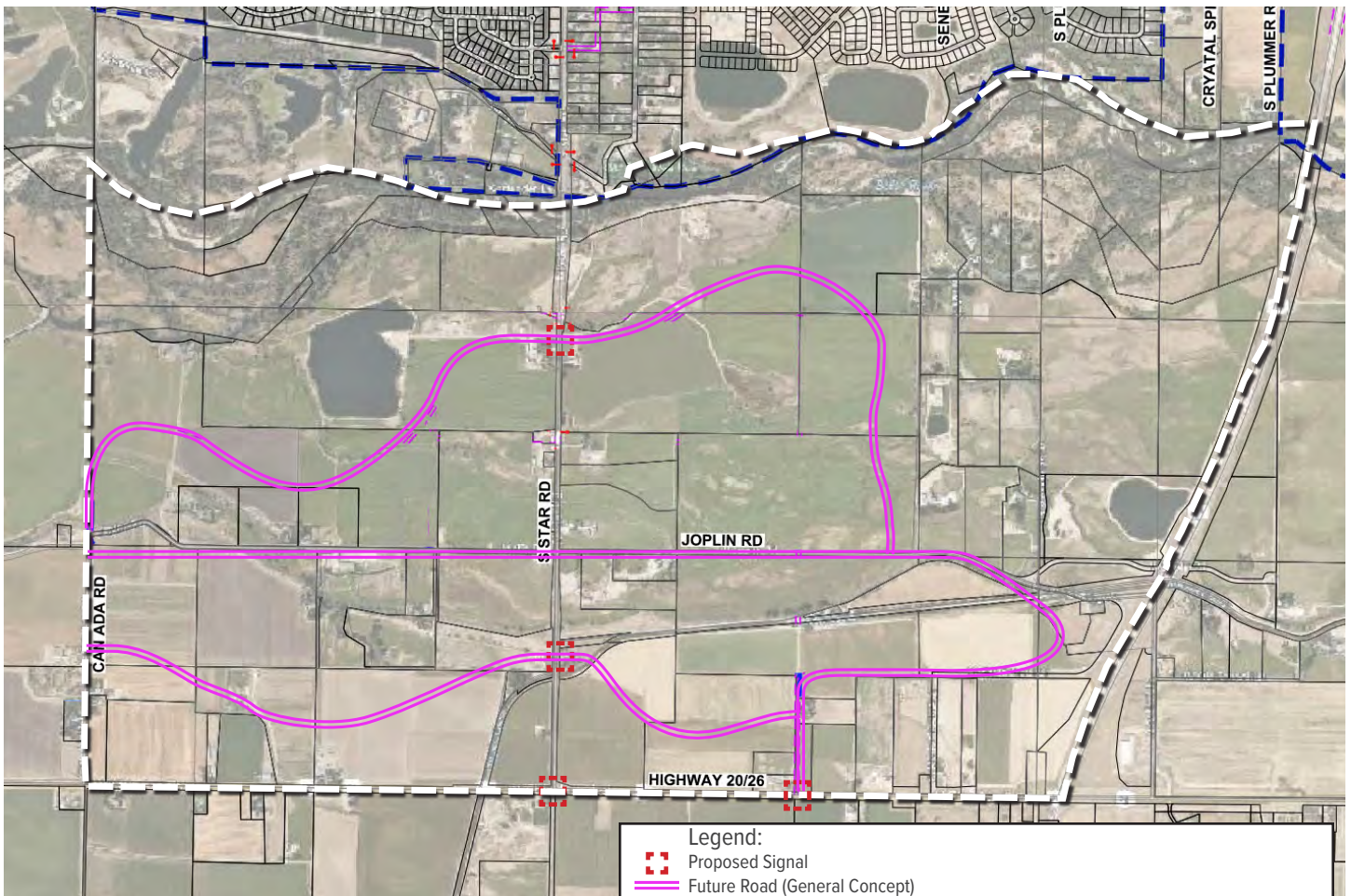


Economic Corridor Access Management Plan (ECAMP)

The ECAMP Map has been updated to refine the connectivity within the Subarea Plan, specifically including:

- » A more seamless connection extending Can-Ada Road to the east and connecting to Star Road and further east and south to Joplin Road.
- » A new, additional collector connection through the Subarea and parallel to Chinden Boulevard, providing connectivity through commercial, mixed use areas, and neighborhoods from Joplin Road to Can-Ada Road; and
- » Improvements to Joplin Road connecting up the bench and through future neighborhoods, eventually connecting into Chinden Boulevard.

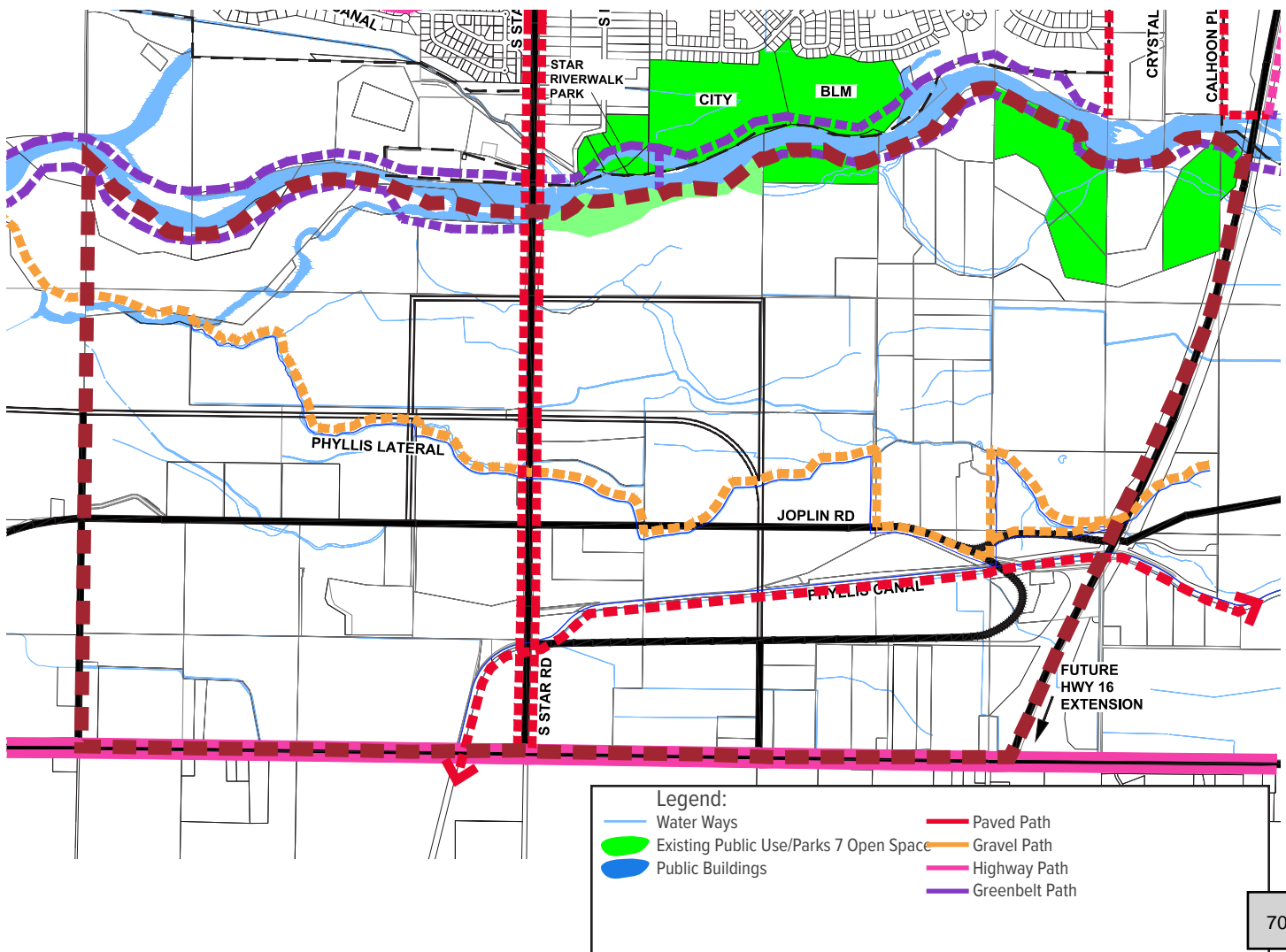
Updated Subarea Economic Corridor Access Management Plan Map



Pathways Map

The Recreation and Pathways system will be important in achievement of the Riverfront Center Vision, along with offering a range of options for recreation and micromobility throughout the Subarea. Parks have been generally identified to provide an equitable distribution of access within each neighborhood, and pathways have been aligned to provide access to a future Boise River Greenbelt extension, and alternative routes through and between neighborhoods, allowing for safe routes throughout the Subarea to centers, parks, and future school sites.

Updated Subarea Pathways Map







Chapter 2 | Vision

OVERVIEW

This chapter illustrates a vision for the South of the River Subarea’s physical development. On the following pages, the Illustrative Vision Map portrays the build-out of the area, based on the City’s underlying Comprehensive Plan Vision and policies, early project objectives, and a series of Big Ideas developed and refined through public outreach. Although the exact layout and makeup of the land use, transportation, pathway, and open space system may vary, the community should seek to maintain the core concepts of the Plan.

Existing City of Star Vision Statement

Within Chapter 3 of the 2020 Comprehensive Plan the City of Star Vision is defined as:

“As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a “Stack and Pack” metropolitan city but wants to strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.

Star acknowledges that it will continue to grow as the Treasure Valley grows, but Star’s growth is to be a unique balance of environmentally sensitive urban and rural development. Urban development will be directed to our downtown, activity centers, and on lands with grades compatible for urban development as well as along regionally significant transportation corridors. The city will work in cooperation with landowners and local agencies to plan for and preserve rural planning areas in which large lot residential and agricultural uses continue in appropriate locations. The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas.”

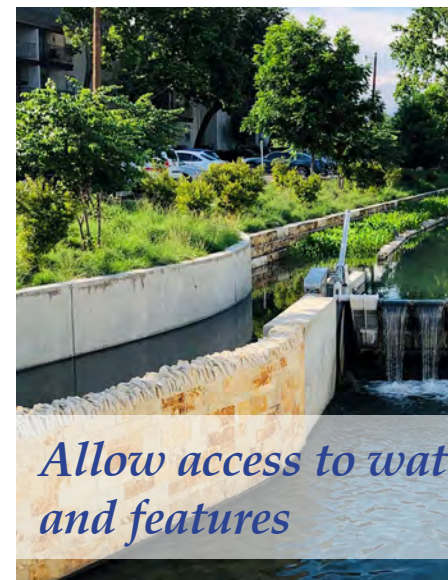
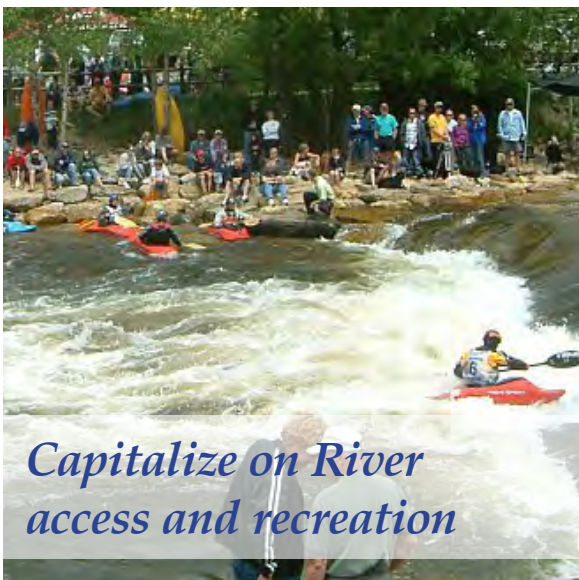
The South of the River Subarea will meet this Vision by: *Planning for the Boise River, a new riverfront center, focusing on its adjacency to water and the natural environment, creating connected communities and developing new family-friendly neighborhoods.*

ILLUSTRATIVE VISION PLAN AND KEY CONCEPTS

The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.

KEY CONCEPTS

- *Create a unique destination that builds on Boise River access.*
- *Include a diversity of neighborhoods to allow for Star's growth.*
- *Capitalize on Chinden Boulevard and SH 16 for commercial areas.*
- *Provide the citizens of Star an opportunity to help define the character for the area and show their pride in the City.*



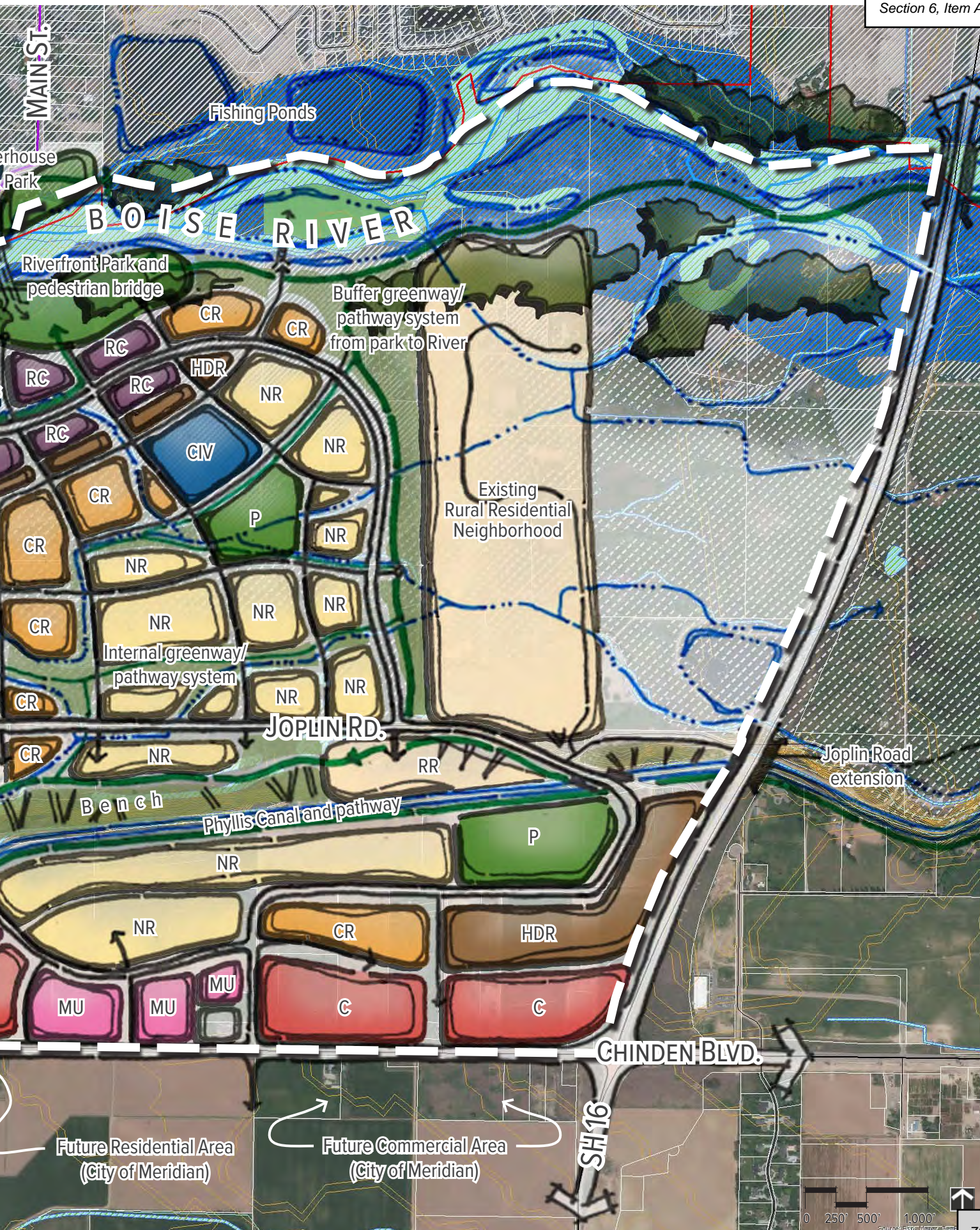


ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights the distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.



- Map Legend:**
- RR: Rural Residential
 - NR: Neighborhood Residential
 - CN: Compact Residential
 - HDR: High-Density Residential
 - RC: Riverfront Center "Main Street"
 - MU: Mixed-Use
 - C: Commercial
 - P: Parks
 - CIV: Civic (School, City Facility)
 - OS: Open Space/ Greenway
 - Gateway Area







Chapter 3 | Supporting Frameworks and Comprehensive Plan Guidance

OVERVIEW

Within this Chapter, the confluence between the Comprehensive Plan and Subarea Plan has been illustrated through the relevant Comprehensive Plan policy guidance that should be incorporated within the Subarea as individual development submittals are reviewed and approved.

The Chapter is organized by element as presented within the Comprehensive Plan, and those that are not applicable to this Subarea have been omitted for brevity.

A number of frameworks are described over the following pages, which form the greater foundation for the area. Land Use, Transportation, Housing, Economic Development, Parks and Recreation, Natural Resources, and others organize the big ideas, and work together to achieve the goals of the Comprehensive Plan, and form the illustrative vision plan. Core concepts and opportunities are also described, as they provided the inspiration and vision.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 8.3 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.

Objectives:

- E. Work to create a vibrant Central Business District.
- I. Discourage development within the floodplain.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- 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.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.5 Policies Related Mostly to the CBD 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.

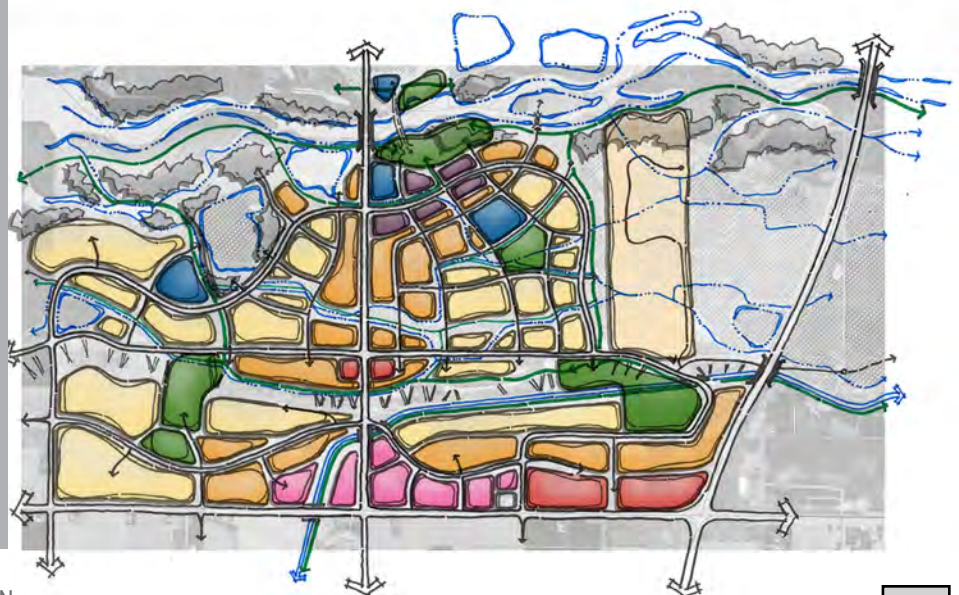
LAND USE FRAMEWORK

The overall land use framework sets the stage for future development within the Subarea. While the subsequent frameworks discuss connectivity, neighborhoods, parks and pathways, and natural resources, the land use framework provides the overriding guidance document for future growth, and offers a baseline for incorporating zoning changes as development submittals are reviewed.

The land use map illustrates a balance between preservation of River and floodplain areas, accommodation of neighborhoods and economic centers, along with a connected network of transportation and pathway systems, and supporting system of amenities.

Detailed in the following framework sections The overall land use program is anticipated to support anywhere from 2,500 and 4,500 housing units, and between 1,500 and 3,500 jobs. The transportation network, while limited in connectivity outside the Subarea, incorporates a connectivity index of nearly 90 intersections per square mile, allowing redundant connections through neighborhoods, and spreading connectivity across the arterial neighborhood within the area. As the Subarea is almost evenly divided into four quadrants by both the arterial roadway network, and the drastic topography change at the Bench, the ability to allow for centrally located parks and schools within each quadrant create a heart for each neighborhood. An internal pathway network then allows for connectivity across neighborhoods and between park and school spaces, with a primary network that connects all neighborhoods to the Boise River Greenbelt itself.

From an economic perspective, the land use program is refined based on anticipated absorption of both housing and commercial areas, and relies on these key amenities to continue to provide the high quality of life that exists in Star.



Future Land Use Program

<i>Land Use Category</i>	<i>Existing Acreage</i>	<i>Proposed Acreage</i>
Central Business District	220	0
Riverfront Center	0	30
Commercial	240	70
Mixed-Use	140	60
High-Density Residential	0	90
Compact Residential	0	160
Neighborhood Residential	780	450
Estate Residential	190	190
Rural Residential	120	160
Parks and Open Space*	0	120*
Floodway	180	180

The Concept Plan envisions the remaining 360 acres within to be utilized as open space, floodplain mitigation and natural areas

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.

8.5.7 Policies Related Mostly to the Mixed-use Planning Areas

- D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- D. Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- H. Discourage development within the floodplain.
- I. Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event.

**RELEVANT
COMPREHENSIVE PLAN
POLICY GUIDANCE**

12.3.1 Roadway System Goals

- D. Design a street system that considers both the needs of the users and the impacts on the adjacent land uses, the physical environment, noise, and air quality. Additional design considerations include safe routes to school, pedestrian and bicycle needs, recreation, and overall utility.
- E. Develop access management standards that support community-wide connectivity, support economic development, consider the needs for bicycles, pedestrians, and public transit consistent with the city's vision.

12.3.2 Transit System Goals

- B. Develop efficient and effective transit routes based upon the community-defined land use patterns.
- E. Provide for bicycle and pedestrian connections to the transit system.

12.3.3 Pathway System Goals

- A. Encourage the development of a local and regional pathway system. The design of the pathway system should be coordinated with all other elements of the Comprehensive Plan. The purpose of the pathway system is to provide basic mobility for some and a viable transportation option of all others. Subdivisions should be required to include interconnecting pathways open to the public.

12.5.1 Roadway Implementation Strategies

- D. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.

TRANSPORTATION FRAMEWORK

Existing and Projected Traffic Operations

The Subarea will primarily be served by connections to Star Road and Chinden Boulevard (US 20/26). The Boise River and SH 16 limit opportunities for additional connections into the Subarea. The table below summarizes the current and projected 2040 no-build (i.e., without this Subarea Plan developed) traffic operations at key intersections in the Subarea in terms of level-of-service (LOS) and volume-to-capacity (v/c) ratios.

Intersection	Existing LOS (V/C)	Year 2040 No-Build LOS
Star Road/SH 44	C (0.84)	F (>1.0)
Star Road/Joplin Road	D (0.24)	F (>1.0)
Star Road/US 20/26	E (0.96)	F (>1.0)

Planned Transportation Projects

- » Star Road: SH 44 to US 20/26 – Widen to 5 Lanes (ACHD; expected 2031-35)
- » SH 44: Star Road to SH 16 – Widen to 5 Lanes (ITD; expected 2024)
- » US 20/26: Phyllis Canal Bridge to SH 16 – Widen to 5 Lanes (ITD; expected 2023)
- » Star Road/SH 44 Intersection – Quarter Continuous Flow Intersection (ITD; no planned date)
- » Star Road/US 20/26 Intersection – Full Continuous Flow Intersection (ITD; no planned date)

With these improvements in place, there is projected to be adequate capacity at the Star Road/SH 44 and Star Road/US 20/26 intersections.

Internal Roadways and Intersections with Major Roads

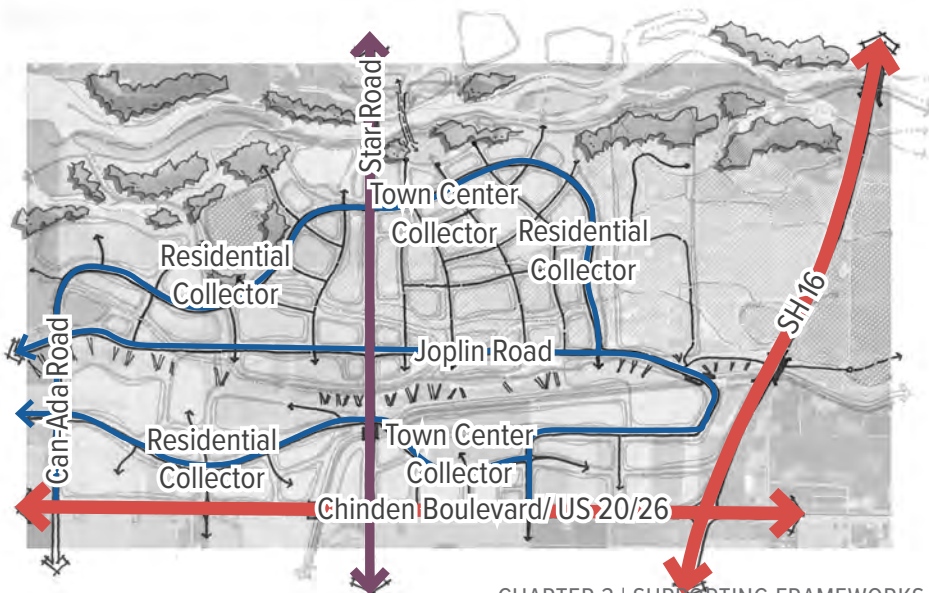
The Subarea will be served by three east-west collector-level roadways (Joplin Road and the other two other east-west roads shown in blue in the framework at right) and two north-south collector-level roadways (Can-Ada Road and the other north-south road shown east of Star Road, and in blue in the framework at right). The east-west collector-level roadways will intersect with Star Road and will likely require signalization to meet ACHD's operational guidelines. Multi-lane roundabouts may also operate acceptably. Further analysis will be required to determine the ultimate configuration of these intersections. The northern east-west collector may meet ACHD's spacing guidelines. The southern one will not; however, its location is constrained by existing topography and the Phyllis Canal and is likely located in the most practical location.

The Can-Ada Road connection to US 20/26 is planned to be signalized. The two other connections to US 20/26 will likely be restricted to right-in/right-out access, though they may be allowed to operate as a full access for an interim period.

The northern east-west collector should be designated as a Town Center Collector east of Star Road in ACHD’s Master Street Map. This designation may also make sense for the southern east-west collector for the sections it travels through the planned mixed-use land uses. The Residential Collector typology is likely appropriate for the remaining collector-level roadways.

Bicycle and Pedestrian Travel

Walking and biking infrastructure is currently limited. However, that will change with planned roadway projects and the build-out of this plan. ACHD’s Roadways to Bikeways Plan includes protected bike lanes or shared-use paths along Star Road, which would likely be built when the road is widened. Similarly, ITD plans to construct shared-use paths alongside Chinden Boulevard when it widens the road. Within the Subarea, internal roadways should be built to provide a low-stress biking and walking experience. This may include providing streetscapes to provide a buffer space between people walking and motor vehicle traffic. The Subarea Plan also envisions a series of off-street paths that will connect neighbors to each other and to the envisioned community amenities.



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

12.5.3 Pathway Implementation Policies

- A. Use development standards to provide for pedestrian, equestrian, and bicycle circulation in accordance with adopted local and regional pathway plans. This is needed for intra-neighborhood connectivity, and to ensure that bike and pedestrian traffic is not diverted onto arterials and collectors.
- B. Encourage the provision of equestrian, pedestrian, and bicycle safety and convenience with enhanced pedestrian crossings of SH-44, SH-16, and US-20/26. Grade separated pedestrian/bicycle crossings enhanced landscaping, crosswalk pavers and may be considered.
- C. Ensure that pedestrians, bicyclists, and recreational users have safe and efficient access to the Boise River corridor.
- D. Plan for separated pedestrian and bicycle crossing facilities on SH-16 at the north and south channel of the Boise River.

12.5.4 Land Use and Parking Implementation Policies

- C. Encourage off street parking sites and facilities on arterial streets and discourage on street parking on arterial streets, with the exception of existing on street parking on segments of SH-44 (State Street).

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 7.3 Enhance and develop Star’s economy which will build a stronger community.

Objectives

- H. *Develop a mixture of commercial, service, and residential developments that encourage walking.*
- I. *Develop a walkable mixed-use live, work, play Central Business District (CBD).*
- K. *Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.*
- M. *Provide on street parking in the CBD.*
- N. *Provide sidewalks throughout the CBD.*

Implementation

- A. *Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.*
- B. *Support economic development that employs local workers, provides family-supporting wages and benefits and offers affordable goods and services.*
- D. *Consider lands along SH 16 and US 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.*
- E. *Promote mixed-use developments with commercial on the lower floor and high density residential on upper floors within the CBD.*
- F. *Strengthen the appearance and commercial development with the city’s CBD/main street area.*

ECONOMIC DEVELOPMENT FRAMEWORK

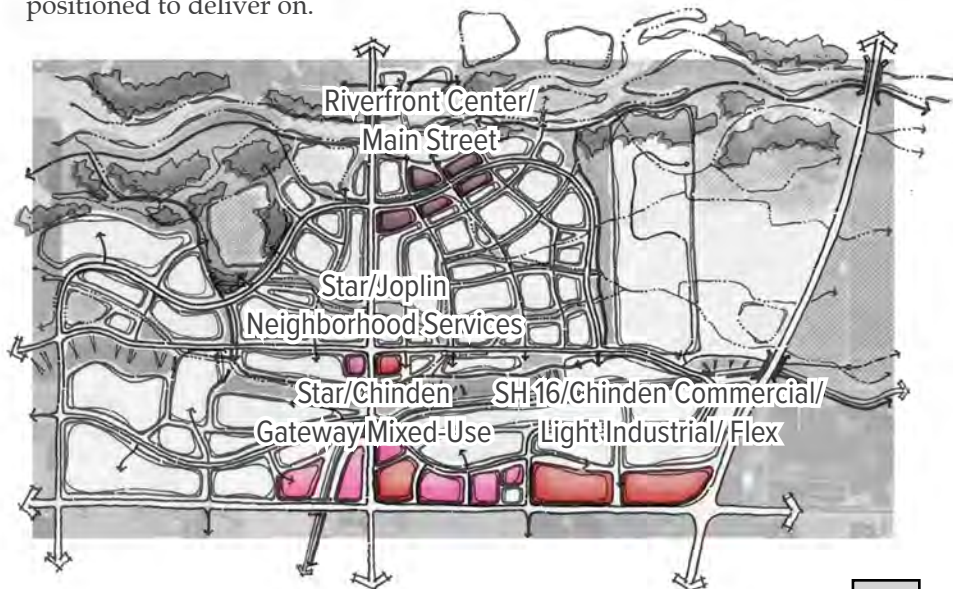
Economic Development in a Small City Context

Economic development usually refers to approaches to attracting dollars into a community from the outside. Traditionally, that has meant bringing in new companies or expanding existing businesses that sell their goods and services to customers outside the city and employ local residents who would spend their wages close to home—with the added bonus of improving residential values in town by having nearby employment.

While those goals make sense for larger cities and collective regions, benefits are not as clear cut for smaller municipalities. Because sales taxes in Idaho are pooled at the state level and shared based on population, attracting new retail into a smaller suburb does not give a direct boost to that city’s fiscal revenue stream. New retail does increase convenience for local residents, but in Ada County at least, actually tends to result in a lower property tax yield per acre than new residential development.

Bringing new employers to town from outside the region (or expanding existing firms) is generally good for the region as a whole; but again, the benefits for suburbs like Star are more marginal. Individual property owners of vacant land that develops as a new flex office space, for instance, benefit greatly, but jobs and wages from those firms tend to spread around. As of 2018, about 89% of people working in Star resided outside the City. Neighboring Eagle has almost ten times the number of jobs as Star and the same 89% commuting in from cities other than Eagle—presumably spending most of their paychecks closer to home.

For primarily residential communities like Star, remaining residentially focused is not necessarily a bad thing. Commercial activity that helps to improve the quality of life for those residents, by adding desired retail and service amenities and by improving the aesthetics and vitality of places in Star, is a more relevant goal – and one that the Subarea is well-positioned to deliver on.



Subarea Plan Centers

The Subarea Plan includes four nodes for mixed-use, retail, services, and commercial/flex/light industrial development.

Riverfront Center/Main Street and City Campus

The area envisioned as a civic and recreational activity hub along the south bank of the Boise River should be well-suited for the kind of experiential retail that is believed to be most resilient against the advances of e-commerce—especially if the sense of place and activity levels are enhanced by more compact residential forms. The total square footage of retail will realistically be limited in this neighborhood due to inferior access, but there is potential for a strong pocket of well-selected destination tenants: specialty shops, recreation/rental outfits, and unique dining establishments able to capitalize on what should be a regionally unique and inspiring setting.

SH 16/Chinden Commercial/ Light Industrial/ Flex

Finally, the north side of Chinden Boulevard, west of the expanding SH 16, appears to be a logical location to capture future growth in demand for light industrial and flex/R&D space. Again, the benefits of such development are not so much about the job growth, since around nine out of ten workers will likely live outside Star, or about property tax revenue (since new residential would produce more per acre). Instead, flex/industrial employment is simply likely to be a highest and best use for the site, in a region that will need more of it to function. The Commercial designation allows some flexibility should the property become desirable to prospective office users, while the 80+ acres of fully assembled parcel size has the potential to attract a wide variety of logistics users.

Star/Chinden Gateway Mixed-Use

The area north of Chinden Boulevard on either side of Star Road, designated mixed-use, has strong retail potential, with the northeast quadrant of that intersection representing a premier “hard corner” that should be especially attractive for future grocery-anchored retail development (positioned on the coveted “going-home” side of the street for a large future commuter population living on both sides of Chinden). The mixed-use designation is appropriate as a measure allowing Star to either augment that corner development with complementary in-line retail and dining tenants or to preserve some for later multifamily (or other) development. That flexibility is especially important given the uncertain trajectory of the brick and mortar retail industry.

Star/Joplin Neighborhood Services

A smaller, but still promising pair of potential retail sites are designated for the north side of Joplin at Star Road. Although traffic counts here are lower than on Chinden, the site will be very centrally located within a well-populated future sea of rooftops. The northeast corner (going-home side) is especially well suited for grocery anchored, while the northwest side is ideal for service stations, coffee franchises and others that thrive on the going-to-work side of the street.

General Economic Development Program by Center

Economic Center	Acreage	Potential SF
<i>Riverfront Center, City Campus, and Main Street</i>	25	350,000
<i>SH 16/Chinden Commercial/ Light Industrial/ Flex</i>	40	210,000
<i>Star/Chinden Gateway Mixed-Use</i>	50	400,000
<i>Star/Joplin Neighborhood Services</i>	6	90,000
Totals	121	1,050,000

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

15.3 Goal *Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.*

15.4 Objectives

- A. *Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.*
- F. *Preserve/maintain existing rural housing/development in the increasing urban environment.*
- G. *Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.*
- H. *Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety.*
- I. *Encourage the development of housing for all income groups.*

15.5 Implementation Policies

- C. *Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.*
- D. *Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.*
- F. *Encourage the development of a wider variety of housing types.*

HOUSING FRAMEWORK

Overview

Residential development has been the fuel for Star’s expansion over the past decade and continues to boom throughout the Treasure Valley. Ada and Canyon counties are witnessing record growth driven by favorable generational demographics at the national level and increasing popularity of the Mountain West in general as a place to pursue a better quality of life. Though good for the Boise metro economy, the surge in housing demand has led to supply shortfalls and an increasingly burdensome housing affordability problem. Vacancies, are now below 2%, with rents and median home prices rising even faster in response.

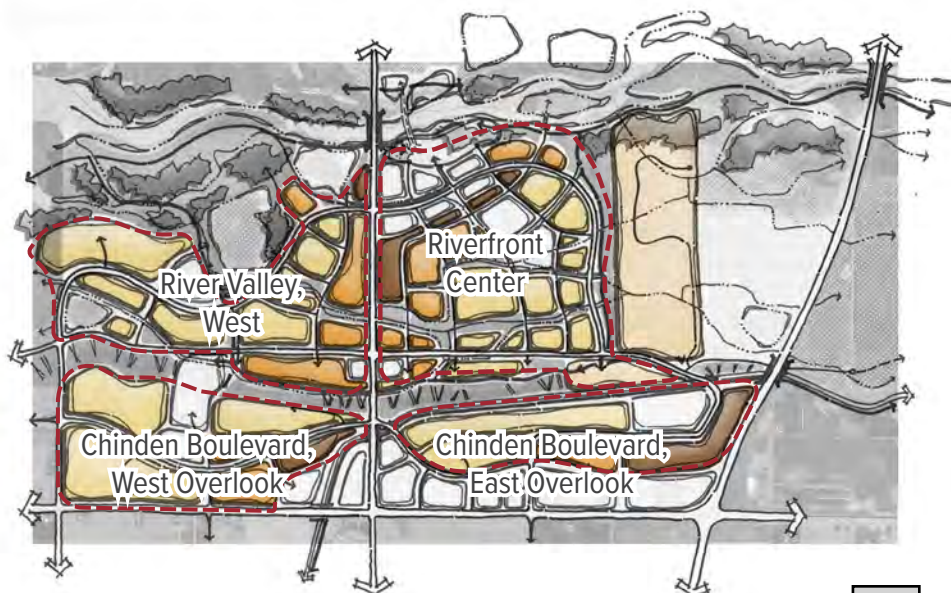
Estimated Residential Absorption Potential

Demand potential for the Subarea was estimated by looking at official regional population growth projections for small areas across a roughly five-mile radius from the Subarea. Together with Census-based inputs from ESRI (a demographic data provider) on income distribution and household sizes, we allocated the expected growth in households across product types and price points for 10- and 20-year forecast horizons. The Subarea was then assigned a reasonable range of attainable capture rates (basically market share). These low and high estimates are represented as annual absorption potential for different product types in the table above.

Housing Types

The mix of housing types included in the conceptual plan for the area is intended to draw upon the most likely and strongest sources of demand, with enough flexibility in the form of mixed-use designations to react to unexpected future shifts in preferences.

The Plan features four main neighborhood areas, with a slight majority of residential acreage devoted to the larger lot suburban densities



already typical in Star. Small to mid-size, moderately priced homes should remain the sweet spot of Millennial housing demand over the short- and mid-term horizon (approximately 1 to 7 years).

Somewhat larger and higher priced “estate residential” homes are part of the mix in the more interior neighborhood areas—likely to appeal most to the older half of Millennials and the smaller, but still active, 50-something Gen X cohort where family sizes and incomes are near their peak. Highest priced products are expected to draw value from bench overlook views and proximity to riverfront amenities.

Closer to arterial frontages of Star and Chinden, neighborhoods are shown as scaling up somewhat in density, especially around commercial areas. These neighborhood areas should draw heavily from Millennial home-buyers.

The most compact housing development is located at the envisioned Riverfront Center, and the Star/Chinden Mixed-use Gateway, and in the far southeast corner of the Subarea. Units in these areas are likely to include some two- to three-story condominium/townhome and rental apartment projects, with the potential for ground-floor retail. Zoning should include flexibility for live-work spaces with storefront ground floor space and living quarters upstairs.

This level of density will be needed to achieve the critical mass of activity and human-scaled street frontages that characterize typical, quaint Main Streets such as that envisioned for the Riverfront Center and other mixed used use areas. Flexibility in maximum allowances for density should be investigated, possibly in the form of density bonuses for proposed projects that meet higher thresholds of Main Street-friendly design standards.

General Housing Program By Neighborhood

Neighborhood	Overall Acreage	Density Range	Mixed-Use Housing	Potential Units (avg)
Chinden Boulevard, East Overlook	90	3 - 10+	250	950
Chinden Boulevard, West Overlook	130	3 - 10+	200	900
Riverfront Center	150	3 - 10+	300	1,150
River Valley, West	140	3 - 10+	-	750
Totals	510	-	-	3,750

Note: Riverfront/Main Street, and the Star/Chinden Gateway Mixed-use Areas will also have associated residential, included in the mixed-use housing column

Generational Drivers, Shifting Needs, and Disappearing Affordability

Americas two largest population “bulges” are **Millennials** (aged 25 to 40 as of 2021) and **Baby Boomers** (now 57 to 75), and their changing life-stages are the dominant factor in housing demand trends. With the heart of the Millennial cohort now in their early thirties, this group is driving most of the surge in starter home demand. Because a large portion of them delayed entering the for-sale market, that “natural” life-stage demand shift is coupled with additional pent-up demand. Meanwhile, housing affordability challenges have led to a prolonged stretch of above average multifamily rental demand, especially for younger Millennials still in their late twenties.

Boomers, on the other hand, are more of a mixed bag. As they now fully occupy the empty nester and retiree life-stage, many are opting to simplify and downsize their living arrangements, with increased demand for condos and other ownership attached products, along with a smaller portion shifting back to rentals (again, partly due to affordability issues). Yet another segment of Boomers are opting to hang onto the added breathing room in their now less-crowded, if oversized, houses (partly out reluctance to enter the skyrocketing housing market as a buyer once again.

Both **Millennials and Boomers** have shown greater awareness of, and preference for walkability and certain elements of traditional neighborhood design (alleys, sidewalks, smaller yards), though many are now coming to accept a more suburban take on those elements.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.

Implementation

- H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park to a future City of Middleton connection.
- I. Design parks that provide adequate green spaces and consider conservation of water in the design.

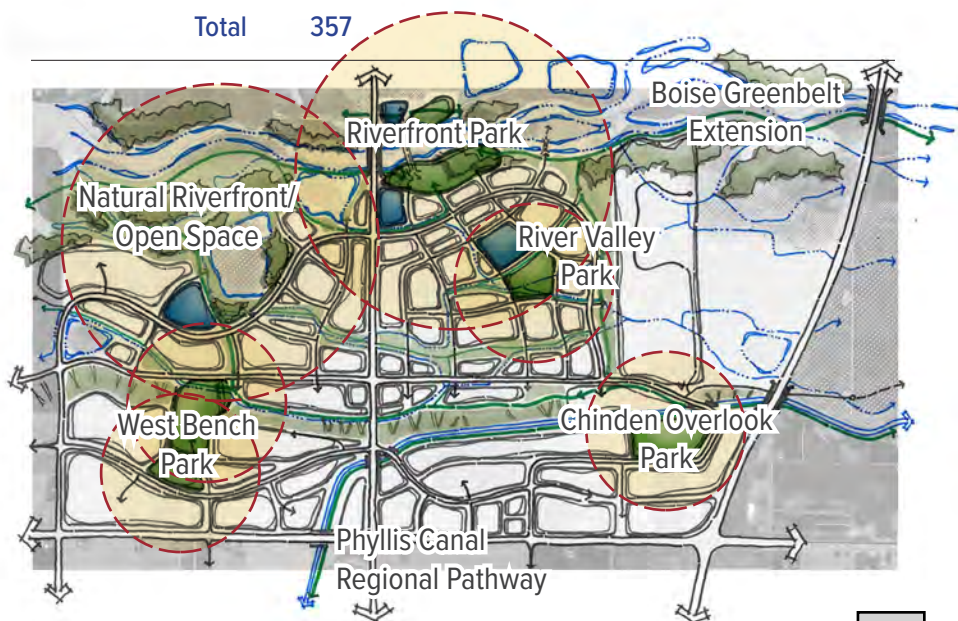
PARKS AND RECREATION FRAMEWORK

The Parks and Recreation Framework focuses on Boise River access, riverfront amenities, and extension of the Boise Greenbelt pathway system along the River and through the Riverfront Center/Main Street area. Four formal parks and one larger natural/open space preservation area have been identified for the system, and allows varying focal points and use as defined in the table below. Each park serves as a central unifying feature for the neighborhoods in the Subarea.

An internal off-street pathway network connects each park and neighborhood, mainly along existing water conveyance facilities. Two regional pathways connect the area to the larger region, through the Boise Greenbelt System, and along the Phyllis Canal. A north/south greenway area buffers new neighborhoods from existing rural neighborhoods. The framework map shows the park system along with a walkability radius of a 1/4-mile for most parks, and a 1/2-mile for the Riverfront Park and Natural Riverfront/Open Space.

General Parks Program by Park

Park	Acreage	Type/ Key Amenities
Riverfront Park	30	Amphitheater and open areas for markets, festivals; access to water recreation
River Valley Park	12	Neighborhood-scale open fields and playgrounds; community gardens
Chinden Overlook Park	20	Larger fields, dog parks, playgrounds
West Bench Park	35	Neighborhood-scale open fields and playgrounds; community gardens
Natural Riverfront/Open Space	260+	Naturalized pathways, boardwalks, educational interpretation, fishing access, wildlife viewing



NATURAL RESOURCES

The Subarea offers a unique chance to comprehensively plan a large, ecologically interconnected landscape to accomplish a new, sustainable pattern of growth that honors the surrounding natural resources associated with the Boise River.

The floodway includes the River and the area immediately adjacent that is the primary conveyance for floodwaters. It is the most dangerous part of the floodplain, needs to remain open and clear of obstructions. Federal and local regulations prohibit encroachments within the floodway that result in any increase in flood elevations. Future recommended land use in the floodway consists of natural trails, riverfront parks, and greenways that connect to parks and greenways throughout the Subarea. Obstructions such as buildings, fill, or structures that can trap debris should not be in the floodway. It is also recommended that the natural channel of the Boise River remain unchanged as much as possible.

The 100-year floodplain includes land outside of the floodway inundated during flood events with a 1% chance of occurring in any given year. Areas within the floodplain either convey or store floodwater depending on the surrounding topography. For example, when floodwaters approach a constriction in the river such as the Star Road bridge, eddies form outside of the main flow path upstream and downstream of the bridge. These areas are known as ineffective flow areas, and they store but do not convey flood water. Ineffective flow areas can also form in areas of the floodplain that cannot flow through back to the river due to the topography.

Development within ineffective flow areas of the 100-year floodplain, such as the locations designated for City Hall and MU development upstream of Star Road, will help minimize development impacts to flood conveyance. However, it is recommended for all development in the 100-



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.

Implementation

- C. Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.

year floodplain that additional storage areas be set aside to compensate for the loss of flood storage volumes caused by development. This should occur on both on a site and regional scale where the parks and greenways provide compensatory flood water storage for the surrounding area and individual sites provide detention and/or retention for smaller storm events. Although the amount of land needed for compensatory flood storage and on-site detention will vary, it is generally recommended to set aside 10 to 20% of the land adjacent to the development for these purposes.

The 500-year floodplain includes areas of lesser flood hazard that generally have lower flood depths and velocities than areas within the 100-year floodplain. These areas are not considered "Special Flood Hazard Areas" and development is not required to be regulated by FEMA or the National Flood Insurance Program. Although the flood hazard is less, there is still chance of flooding and the same development recommendations that apply to the 100-year floodplain are suggested for the 500-year floodplain.

Other natural resources that should be considered include high groundwater and irrigation laterals that run through the Subarea. Irrigation laterals are important to preserve to support continued agriculture operations. High groundwater can preclude the development of structures with basements, but can provide an opportunity for creating ponds, wetlands, and other features that enhance the surrounding natural resources.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Water and sewer services are provided by the Star Sewer and Water District. The recent addition of the southern regional sewer lift station located west of Star Road and north of Joplin Road, as well as upgrades to the existing wastewater treatment membrane bioreactor facility will help ensure that the Subarea can be adequately served with sewer services. Wastewater from the Subarea will be collected in 8" to 18" diameter sewer mains that run to the new lift station. From the lift station, wastewater is pumped through a pressure sewer line to the Star wastewater treatment facility located north of the Boise River and south of West State Street.

The existing water system currently extends to a point along Star Road north of the Boise River and north of Coriander Lane. The future water system plans include serving the Subarea with 16", 12", and 10" water mains that would connect to the existing 12" main in Star Road. Other future water system improvements that will help provide adequate water supply to the Subarea include a booster station north of Chinden and east of Central Valley Expressway (SH 16) and additional wells located east and west of Star.

It is expected that the capacity of dry utilities, including electric and communications, systems can be expanded as needed to serve the SotR Subarea. Electric is provided by Idaho Power, telephone is provided by Century Link, and cable is provided by several companies including Cable One, Direct TV, and Dish Network. Natural Gas is provided by Intermountain Gas.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives

- A. *Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.*

Implementation

- B. *Adopt and implement guidelines and standards for energy conservation practices within city facilities.*
- C. *Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.*

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

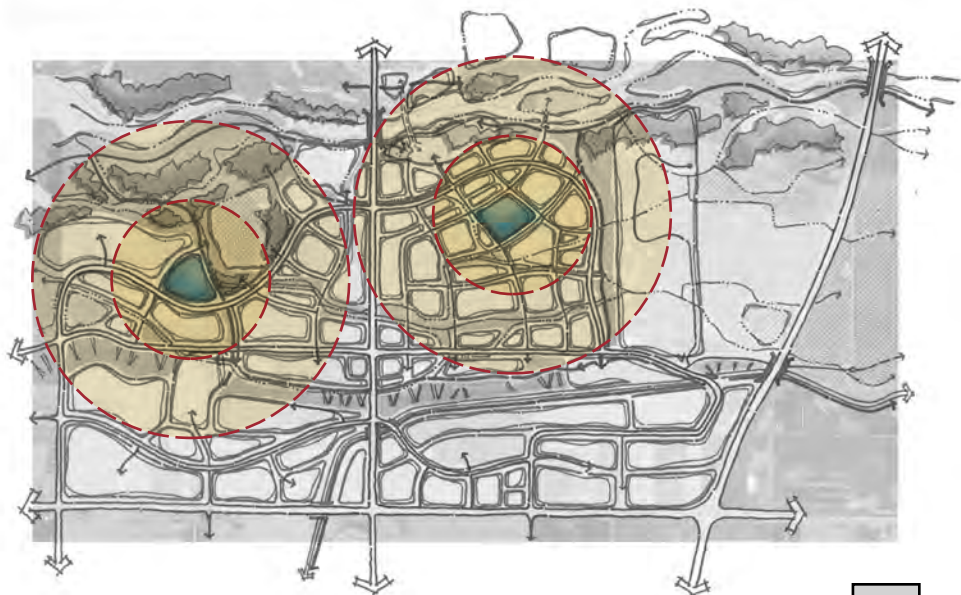
- B. *Work with the school districts to coordinate new school locations, which use existing or future city infrastructure.*
- C. *Where appropriate, the city and the school districts should share facilities.*
- L. *Locate elementary and middle schools within residential neighborhoods to facilitate walking and reduce bussing costs for the districts. It should be discouraged to locate elementary and middle schools on collector and arterial roadways as defined by the Regional Functional Classification Map. High schools may be located on arterials.*

SCHOOLS FRAMEWORK

Schools will need to be closely coordinated with West Ada School District, however the illustrative vision plan include potential locations for two elementary or middle school campuses within the area. Both locations are central to the River Valley and Riverfront Neighborhoods, and are located along local street networks as well as a robust off-street pathway system contributing to safe routes to school, as laid out within the Comprehensive Plan.

Both schools are also co-located with park and open space which could be shared with the school or designed and maintained by the City or homeowners association.

Each potential school location is identified in the framework map below, with 1/4-mile and 1/2-mile walk distance radii shown, with the coverage generally extending through the majority of the River Valley.



COMMUNITY DESIGN

The Subarea Plan expands the existing CBD to create an expanded Downtown for the City. The Subarea anticipates mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Architectural guidelines specific to the CBD to guide future development and create a sense of place and continuity throughout the CBD. These guidelines include architectural style, building design and materials, street frontages and pedestrian amenities, and site design. These character palettes are illustrated on the following pages.

Buildings throughout the CBD should anticipate mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Wide sidewalks and ample pedestrian amenities are encouraged in the CBD to enhance walkability and encourage alternative modes of transportation. Buildings should be constructed of natural materials and colors, with metal and white being used to accentuate other materials.

Imagery Palette

Through the public open houses in April, attendees were asked to select the most appropriate imagery for four categories:

- » Riverfront Center
- » Housing and Neighborhoods
- » Community Recreation and Pathway Amenities
- » Character Features
- » Building Materials

The most selected imagery is included on the following pages and gives an idea of the overall character, and intent behind the South of the River Subarea Plan. Generally, the larger the image, the more often it was selected by respondents. Those images not selected by a majority of attendees have not been included in the associated imagery.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

16.3 Goal *Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.*

16.4 Objectives

- B. *The city should set forth criteria for building design, landscaping, signage, and other aesthetic standards.*
- G. *Adopt an Architectural Overlay District for the CBD.*

16.5 Implementation Policies

- A. *Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.*
- G. *Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.*

Riverfront Center Palette



Mixed use buildings overlooking the river, floodplains, and natural areas



Housing overlooking River, floodplains, natural areas, and floodplain mitigation areas



Greenbelt extension, integrated into commercial in the Riverfront Center



Amphitheater, gathering space and pedestrian bridge north to Riverhouse



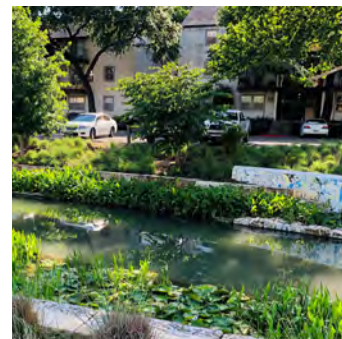
Recreational water activities within the River and associated ponds



Walkways and wayfinding



Pedestrian gathering spaces, wayfinding and public art



Housing and pathways along irrigation canals and waterways

Housing and Neighborhoods Palette



Large-lot, detached, single-family



Waterfront single-family



Clustered-density single-family



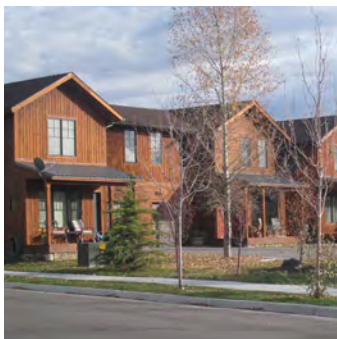
Detached, single-family, cottage courts



Thematic sitting areas blended with landscape



1-story, attached, single-family 4 to 8 units



2-story, attached, single-family townhomes



2-story live/work industrial residential

Community Recreation and Pathway Amenities Palette



Walks along irrigation laterals and ditches and secondary Riverways



Naturalized areas and boardwalks



Greenbelt extension and bridge connection to Riverhouse



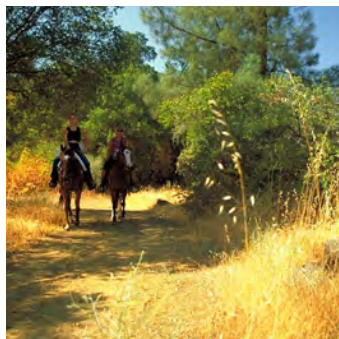
Fishing access and fly-casting courses



Amenitized trailheads



Internal pathway system connecting to regional network



Equestrian trails



Interactive water features and splash pads



Festival and market areas



Amphitheater



Community gardens



Water recreation



Wildlife viewing



Recreation fields and courts



Recreation center



Public art and music

Character Features Palette



Outdoor dining



Planters and landscaping



Integrated xeriscape and native landscaping



Integrated seat walls in the public realm



Banner signage and wayfinding



Protective canopies



Recreation space integrated in commercial center



Streetscape pavers and planting

Building Materials Palette



Stone and timber



Mixed stone, metal, and wood



Modern rustic



Standard siding on themed building



Weathered wood



Weathered wood and stone



Stone siding with metal roof



Stucco mix with pitched roofs





Chapter 4 | Implementation Plan

PURPOSE OF AN IMPLEMENTATION STRATEGY

Realizing the Plan

How can the staff and leadership of Star best work to breathe life into the shared vision and stated community goals laid out for its South of the River Subarea? How to implement the Plan? The future land use map and illustrative vision plan in this document represent the first major step in that direction. Once adopted, these maps (or refined versions) will serve as the central guiding force in translating that vision into reality. All other implementation strategies and recommendations should, ideally, all be focused on helping to shape future development towards desired build-out.

Steady but Flexible

The future land use designations, illustrative plan, and frameworks are not set in stone. The future is full of uncertainty, with chances for unanticipated hurdles and opportunities at every turn. A plan with a multi-decade development horizon such as this must be flexible enough to react to those surprises, but compelling enough to serve as a steady guide and reminder of the key vision elements worked on and agreed to by the community’s leaders and stakeholders at the outset.

KEY CHALLENGES

To lay out a workable approach for plan implementation, the City of Star must grapple with a few significant conflicts and issues inherent to its community history, makeup, and values. The challenges shown here may look like unresolvable conflicts between competing priorities, but for each one there is room for creativity and compromise to help move past it.

- » Needs of Existing Residents/Businesses vs. Major Blank-Slate Opportunity
- » Semi-Rural History vs. Urban Edge Location
- » Intense Growth Pressure vs. Need for Careful Planning
- » Shared Vision vs. Diverse Private Sector Owners/Developers
- » Desire for a Downtown vs. Aversion to Density

IMPLEMENTATION RECOMMENDATIONS

This Subarea Plan centers around the illustrative vision plan informed by input from a wide variety of disciplines, all designed to proactively guide development of Star’s southern growth area. Realizing that vision will take the community, the City, and its partners many purposeful and focused steps over the course of many years, the steps also are grouped by broad recommended phases:

- » Immediate, within 6 months
- » Short-term, 0 to 2 years
- » Medium-term, 3 to 7 years
- » Long-term, 8+ years

Implementation recommendations are organized across ten topic areas generally corresponding to the frameworks described in Chapter 3, plus an overarching General/ Administrative category. Because the topic areas are interrelated, some recommendations may apply to multiple sections.

Implementation Item	Responsibility	Time Frame
General Administration		
Formally adopt the SotR Subarea Plan, including its updates to the future land use map.	City Council	Immediate
Schedule periodic reviews of the Subarea Plan to assess implementation progress—annually or every two years—could be accomplished as part of some other staff/Council workshops. <ul style="list-style-type: none"> » Reviews should evaluate and troubleshoot progress being made towards the Plan vision. » As needed and appropriate, these reviews may result in recommended changes, potentially including Subarea Plan updates, amendments to governing regulations, or consideration of new or modified financing strategies. 	City Council, Planning	Short-term
Establish process to evaluate compliance of future Subarea development proposals across Plan topic categories – including recommended actions for non-compliance.	City Council, Planning	Short-term
Land Use		
Update the official Future Land Use map in the Comprehensive Plan per adopted SotR Plan.	City Council	Immediate
As annexation occurs, rezone parcels to align with the SotR Plan’s future land use and illustrative vision plan recommendations.	City Council	Short-term
Consider adding criteria for land use diversity . <ul style="list-style-type: none"> » Initial development activity is likely to naturally favor residential, but as the area enters the mid term the City may want to prioritize projects that include commercial or mixed-use so those key Plan elements are not overlooked. 	City Council	Medium-term

Implementation Item	Responsibility	Time Frame
<i>Transportation</i>		
Coordinate with ACHD to add the planned collectors to the Master Street Map with the desired typologies.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Immediate
Require future development in the Subarea to plan for the proposed transportation network .	Planning, City Engineer	Short- to Medium-term
Utilize alleys for development that fronts any of the proposed collector-level roadways to minimize the number of driveways onto these roadways.	Planning, City Engineer	Short- to Medium-term
Restrict cul-de-sac street design to only areas where it is impractical for a through street.	Planning, City Engineer	Short- to Medium-term
Consider electric vehicle charging stations for public parking areas or as a commercial development requirement.	Planning, City Engineer	Short- to Medium-term
Construct a bicycle/pedestrian bridge over the Boise River at the proposed Riverfront Park site.	Planning, City Engineer, Parks and Recreation	Short- to Medium-term
Plan for enhanced crossings of all collector roadways where path users must cross them.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Short- to Medium-term
Cooperate with neighboring municipalities (especially Boise, Eagle and Meridian) to explore and encourage transit options serving the Plan area. » BRT/enhanced bus (or future driver-less-based technology) with service on Chinden and terminus park and ride facilities near Star Road could add convenience, reduce congestion and bring Canyon County commuters regularly into Star.	Planning, City Engineer, with potential support from other departments	Short-, Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Consider one or more small off-street surface parking lots in the Riverfront Center portion of the Plan to be shared across potential public and private destinations.	Planning, City Engineer	Short-, Medium- to Long-term

Economic Development

Explore the creation of a Community Improvement District (CID) as a mechanism for funding infrastructure elements. » A CID could help to incentivize developers by providing tax benefits and preferable home pricing structure relative to development impact fees.	City Council, City Engineer, outside consultants	Short- to Medium-term
Consider city-funded civic elements as potential catalysts to desirable private-sector development in the Riverfront Center area. » Could include City Hall relocation to amphitheater, fountain(s), splash park, public art, etc.	City Council	Short- to Medium-term
As Riverfront Center private sector gains critical mass, consider creation of a Business Improvement District (BID) to coordinate and allocate payment for district upkeep and promotional events.	City Council, business owners	Long-Term

Housing

Consider possible density bonuses or other incentives for residential or mixed-use proposals that meet certain design/aesthetic standards.	City Council, Planning	Medium-term
---	---------------------------	-------------

Parks and Recreation

As a top plan area priority, plan for public facilities that enhance the ability of Star residents and visitors to interact with and appreciate the Boise River. » Study capital and maintenance costs associated with major riverfront Plan elements . » Consider phasing of riverfront public facilities to keep pace with surrounding development, but strive for initial investments that help to strongly associate Star with the River.	Parks and Recreation	Short-, Medium- to Long-term
Develop options, including cost and design considerations, for bike/pedestrian trail systems improvements and extensions, especially for those that complement Riverfront Center elements discussed above.	Parks and Recreation	Short-, Medium- to Long-term
Explore options and costs for extending bike/pedestrian trail facilities that connect the SotR Plan area with the Boise Greenway.	Parks and Recreation	Short-, Medium- to Long-term
Coordinate expansion of the Subarea’s internal parks, open/greenway areas and connecting trails to be consistent with surrounding development.	Parks and Recreation	Short-, Medium- to Long-term
In approximately 3 to 5 years, study usage patterns of Star’s parks and trail facilities (including those at the riverfront). » In Star, developers pay per-unit development impact fees (DIFs) to fund parks and recreation expansion, allocated in proportion to the increase in system demand those units generate—so this study will help ensure equitable cost sharing via development impact fees.	Parks and Recreation	Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Natural Resources		
Study hydrology, irrigation systems and elevation data to establish or revise floodplain designations and inform land use code elements addressing potential hazard	City Engineer, Developers (at development submittals)	Short-Medium-term
Review studies on the Boise River ecological system , supplementing as needed, to ensure that changes to the built environment—especially at the riverfront —work in harmony with those systems.	City Engineer	Short-Medium-term
Coordinate with the Treasure Valley Land Trust on preserved areas for conservation, floodplain mitigation, etc. along the Boise River.	City Engineer	Short-Medium-term
Public Services, Facilities, and Utilities		
Model future water, sewer, electrical power, and communications capacity and identify needed improvements for future development in the Area <ul style="list-style-type: none"> » Ensure that anticipated water and sewer facility needs are reflected in Star’s Capital Improvement Plan. 	City of Star Water and Sewer, City Engineer	Short-Medium-term
Review ability of existing funding mechanisms to equitably meet anticipated capital improvements needs based on above findings. <ul style="list-style-type: none"> » Consider alternate or complementary funding mechanisms such as a Community Infrastructure District (CID) that may be more attractive to developers. 	City Council, Planning, City of Star Water and Sewer, City Engineer	Short-Medium-term
Study feasibility of moving City Hall facilities to the proposed Riverfront Center area of the Plan. <ul style="list-style-type: none"> » Study should include project costs, traffic impacts, and potential funding sources, including possible sale of existing City Hall facility. » Relocation of those facilities would help to establish that area as a civic focal point, and association with Riverfront would contribute to positive branding of Star. 	City Council, Planning, City Engineer	Short-Medium-term
In conjunction with City Hall relocation or as stand-alone, consider construction of a public gathering space to anchor the Riverfront Center area. <ul style="list-style-type: none"> » Project should include lawn/plaza space for events such as periodic farmer’s markets and could feature outdoor amphitheater/band shell, fountain, splash park, etc. » Such projects are good candidates for partial charitable funding but could also consider developer contribution if project is likely to disproportionately benefit nearby private parcels. 	City Council, Planning, Parks and Recreation	Medium-term

POTENTIAL FUNDING MECHANISMS

Community Infrastructure District (CID)

CIDs allow property owners in Idaho to form a district boundary in which owners share costs for major district-wide infrastructure projects. A district can float bonds (not City-backed) which are repaid via tax-exempt assessments of members. It is important to set initial boundaries carefully so that cost-sharing is equitably tied to infrastructure benefits. CIDs can even be used to cover developer impact fee payments.

Development Impact Fee (DIF)

Idaho allows cities and counties to charge one-time DIFs on new construction, usually on a per-unit or per-square-foot basis, calculated to fairly distribute the costs of infrastructure. Jurisdictions can set their own rules for what costs are covered. Currently, Star collects DIFs to pay for infrastructure related to parks and recreation (while ACHD and ITD collect their own to cover major road costs).

Local Improvement District (LID)

An alternative to CIDs, LIDs also help owners share costs for mutually beneficial infrastructure. LIDs tend to be more project-specific, rather than covering a variety of costs within a large district. LIDs also allow for bonding, but lack the tax-exemption advantage of a CID.

Urban Renewal Authority(URA)/Tax Increment Financing (TIF)

URAs are popular in Idaho and elsewhere for addressing costs for certain public infrastructure and even some land assembly within a set district. Funding is via TIF, where the district is allowed to retain the increase (increment) in property taxes that occur within it. The URA/TIF arrangement can be more complex and politically challenging, in part because it requires an initial finding of blight within a district (more difficult on rural/agricultural land).

Business Improvement District (BID)

A BID can be formed in downtowns or similar areas where owners agree to pool funds, via annual assessment, for mutually beneficially maintenance and promotional costs. Such a structure is not appropriate yet in the Plan Area, but could be worth considering in the Riverfront Center area once development has gained sufficient momentum.

Proportionate Share

Proportionate Share is not technically a DIF, but with each new development submittal, ITD determines the effect and level of impact of that development. The developer then pays the City of Star directly at rates determined by ITD, and the City of Star holds these funds to pay for improvements, or to partner with ITD on combined and larger-scale facility improvements. A recent example of this cost-share option has been used on the State Street Widening Project.



**RESOLUTION 21 -XX
(Comp Plan & Map Amendment and South of the River Subarea Plan Adoption)**

A RESOLUTION OF THE STAR CITY COUNCIL, STAR, ADA AND CANYON COUNTIES, IDAHO, REPEALING AND REPLACING THE CITY’S COMPREHENSIVE PLAN TEXT AND LAND USE AND ECONOMIC CORRIDORS ACCESS MANAGEMENT PLAN, ADOPTING THE SOUTH OF THE RIVER SUBAREA PLAN, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 67-6508 Idaho Code allows the City of Star to adopt a comprehensive plan including maps, charts, reports, etc.; and,

WHEREAS, 67-6509 Idaho Code requires that the comprehensive plan be adopted by resolution of the City Council; and

WHEREAS, the Mayor and Council of the City of Star believe that it is in the City’s best interest to repeal and replace the current comprehensive plan text, land use and economic corridor access management plan maps.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, ADA AND CANYON COUNTY, IDAHO, as follows:

Section 1: The City of Star hereby repeals the existing comprehensive plan text and maps and replaces the same with new comprehensive plan text and maps.

Section 2: The City of Star hereby adopts the South of the River Subarea Plan as a component of the comprehensive plan.

Section 3: This Resolution shall be effective as of the date of its adoption.

PASSED BY THE COUNCIL OF THE CITY OF STAR, IDAHO THIS ____ day of December, 2021.

DATED this _____ day of December, 2021.

CITY OF STAR, IDAHO
Ada & Canyon Counties

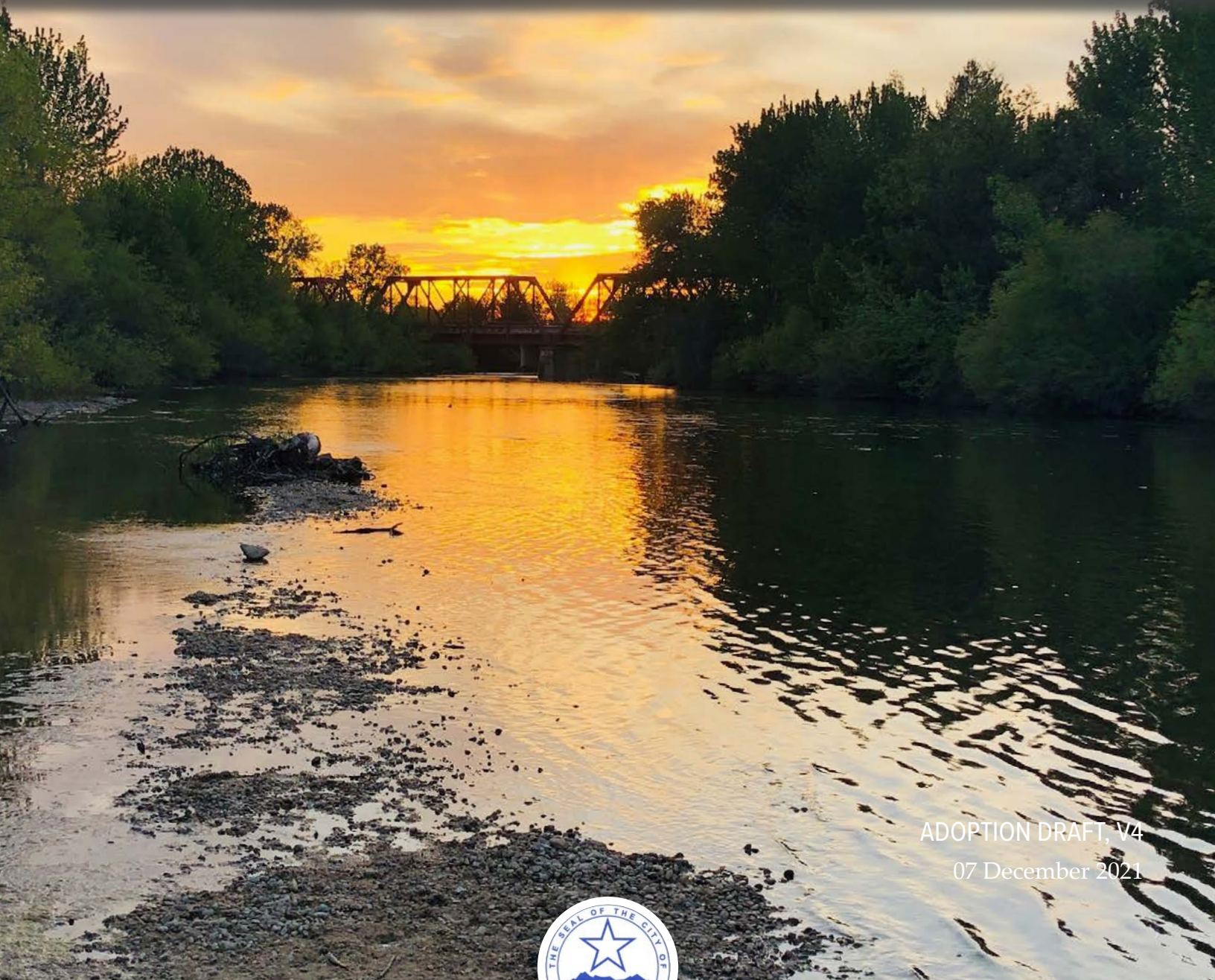
By: _____
Trevor Chadwick, Mayor

ATTEST:

By: _____
Jacob Qualls, City Clerk / Treasurer

South of the River Subarea Plan

WHERE RIVER AND OPPORTUNITY MEET



ADOPTION DRAFT, V4
07 December 2021







Contents

ACKNOWLEDGMENTS	V
CHAPTER 1 INTRODUCTION	1-1
General Description	1-1
Process	1-2
Key Concepts	1-3
Existing Conditions	1-4
Purpose and Alignment with the Comprehensive Plan	1-8
CHAPTER 2 VISION	2-1
Overview	2-1
Illustrative Vision Plan and Key Concepts	2-2
CHAPTER 3 SUPPORTING FRAMEWORKS AND COMPREHENSIVE PLAN GUIDANCE	3-1
Overview	3-1
Land Use Framework	3-2
Transportation Framework	3-4
Economic Development Framework	3-6
Housing Framework	3-8
Parks and Recreation Framework	3-10
Natural Resources	3-11
Public Services, Facilities, and Utilities	3-13
Schools Framework	3-14
Community Design	3-15
CHAPTER 4 IMPLEMENTATION PLAN	4-1
Purpose of an Implementation Strategy	4-1
Key Challenges	4-2
Implementation Recommendations	4-3
Potential Funding Mechanisms	4-7



Special thanks to all that provided their input throughout the process

Norm Ahrens	Karen Donaldsen	Cody Hunter	Margo Meade	Larry Taylor
Karen Ahrens	Neil Donaldsen	Jim Hunter	Jeffrey Miller	John Tensen
Melodye Andrade	Debbie Dougherty	Travis Hunter	Julie Miller	Mary Teuscher
Sarah Arjona	Marj Dougherty	Kim Ingraham	Nathan Mitchell	DeAnn Thomas
Nancy Ax	Michael Dougherty	Lynn Ishii	Colleen Moore	Pat Thomas
Lisa Aus	Jamie Doshier	Ron Ishii	Richard Moore	Jared Thompson
Jackie Baldwin	Jeremy Doshier	Tracey Janssen	Tom Moroney	Robert Tiedemann
Kelli Barreto	C. Doyle	Helen Jones	Cheryl Morrow	Renee Tiner
Kristen Battey	Pat Doll-Fallstrom	John Jones	Jerry Morrow	Randy Tiner
D. Baumann	Pam Eaker	Carla Karnes	Gina Mulhern	Chris Todd
Kristie Bean	Daniel Ehnstrom	Gary Keeler	Diane Murdock	Bill Toft
Rick Bean	Nancy Ehnstrom	David Keyes	Shawn Murdock	Chris Toll
Dan Bertuleit	Wendy Everett	Dustin Keyes	Sandy Mulchay	Theresa Toll
Tamsen Binggeli	Pat Ewing	Sara Keyes	Bill Musser	Renee Trommler
Reid Blackburn	Phil Ewing	William Kinard	J. Craigie Naylor	Robert Trommler
Gerry Boren	Bob Fehlman	Leslie Kinch	Mike Olsen	Todd Tucker
Linda Boren	Bill Fenn	Tony Kinch	Juli Page	Jon Turnipseed
Erika Bowen	Carol Fenn	Kurt Krause	Bob Peloquin	Mary Jo Turnipseed
Judith Britton	Dyan Ferren	Elizabeth Kuck	Marian Peloquin	Elise Vanassche
Joan Brown	Howard Ferren	Jason Kusar	Jeff Peterson	Josh Vanassche
Jerry Brucks	Terry Fesler	Maria Kusar	Charlene Phillips	Donna Vidergar
Liz Brucks	Crystal Fessenden	Danielle Lafountain	Mark Phillips	Matt Vraspir
Candee Bulyog	Scott Fiske	Chris Laraway	Bonnie Pierson	Mark Wasdahl
Michael Bulyog	Jerry Gage	Nancy Leeds	Craig Pierson	Bob West
Daryl Carbonari	Wendy Gantt	Janice Leighton	Heidi Prigge	Carol Westphal
Joan Carlson	Chris Gilbert	Terry Leighton	Ruby Pike	Frank Whipple
Kristina Carlson	Melanie Gilbert	Kameron Lemon	Sam Powell	Mary Whipple
Tom Carlson	Richard Girard	Alan Leon	Candy Priand	John White
Mel Carr	Scott Givens	Gary Leonhardt	Mark Priand	Shelly White
Karen Carson	Charlene Greene	Dan LeRoy	Jacob Qualls	Dortha Wickstrom
Robert Carson	Steve Greene	Linda LeRoy	Arlene Nelson Randal	Denny Wickstrom
Nancy Chalmers	Jeanette Griggs	Roger Lewis	Becky Reynolds	Kevin Wickstrom
Tom Chalmers	Dale Gross	Linda Lieberg	Lauren Reynolds	Rob Wickstrom
Barbara Chambers	Brian Gustafson	Scott Lieberg	Marcy Reynolds	Scott Wickstrom
Joe Chase	Jan Gustafson	Brad Little	Larry Robertson	Kim Wickstrum
Randy Clarno	Donna Hageman	Dara Lopes	Kent Rock	Margaret Wilson
Bill Claxton	John Hageman	Todd Lovell	Deborah Rogister	Phillip Wilson
Larry Clucas	Tim Haney	Daniel Ludwig	Pat Rounds	Tina Wilson
Ken Couch	Daniela Hansell	Marilyn Ludwig	Rick Salmonsens	Denise Winston
Michael Crenshaw	Roger Hart	Joan Maier-Bone	Lori Saxton	Doug Winston
Michelle Crenshaw	Elena Hauge	Amanda McAllister	Marvin Saxton	Brandon Wood
Barb Daggett	Bobbie Hobson	Dan McAllister	Karen Schmidt	Bruce Wood
Tom Daggett	Dave Hobson	Laura McCauley	Barbara Schulz	Susan Wood
Denis Daly	Alan Hodge	Jim McCoy	Nick Schulz	William Wright
Norris Dancer	Christine Hover	Kathleen McCoy	Mike Simson	Robert Young
Vanessa Dancer	Craig Hover	Dan McGetrick	Steven Siwek	
Bob Dauphinais	Meredith Hudson	Mary McInnis	Matt Spacey	
Sherri Dauphinais	Carl Hughes	Leslie McLean	Glenda Sparling	
Karen Demarest	Linda Hughes	Kelly Meade	Julie Strausser	



Acknowledgments

MAYOR & CITY COUNCIL

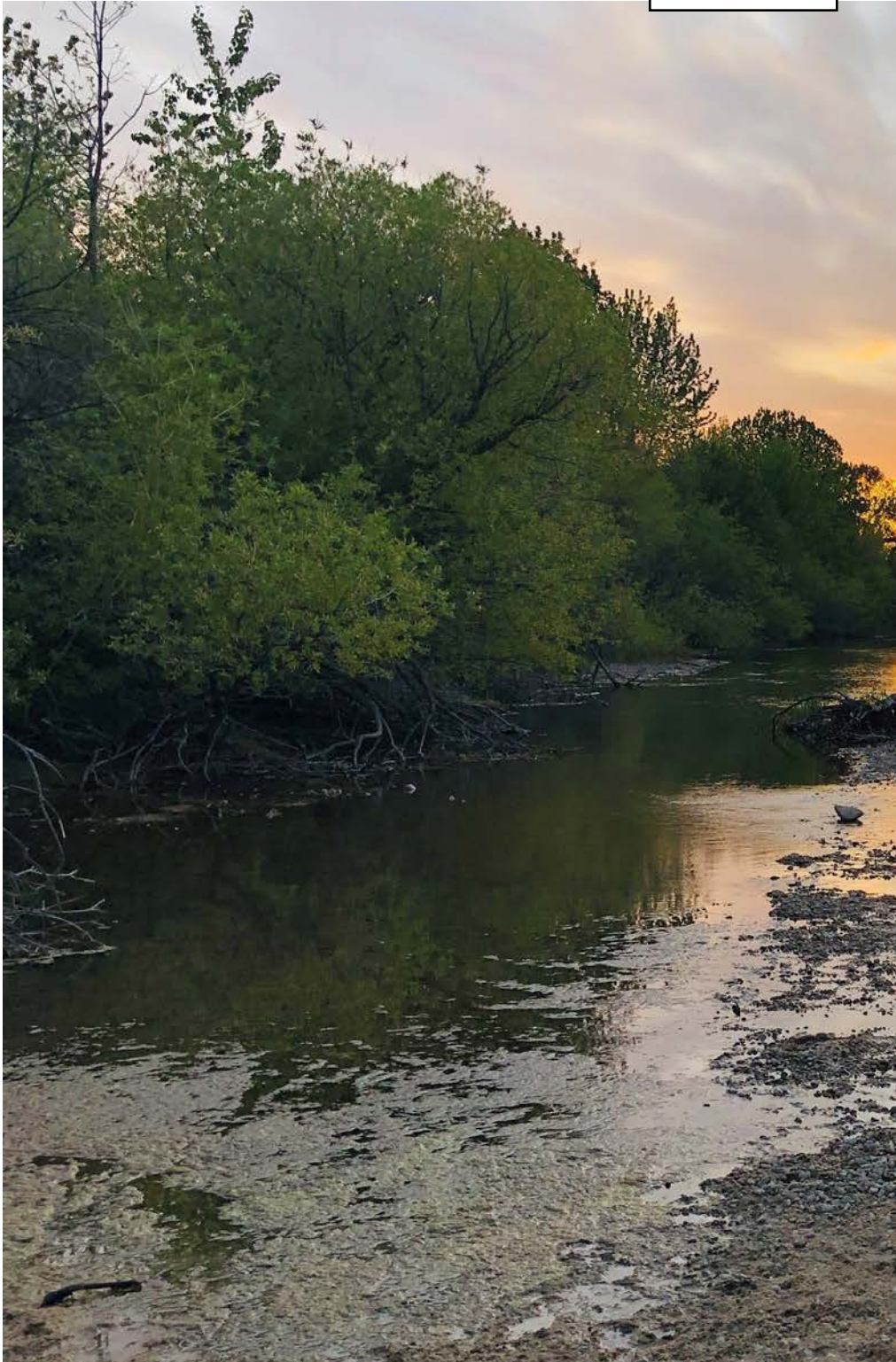
Mayor Trevor Chadwick
David Hershey
Michael Keyes
Kevin Nielsen
Jennifer Salmonsens

CONSULTANT TEAM

Logan Simpson
Kittelson & Associates
Leland Consulting Group
Harmony Design & Engineering

CITY STAFF

Ryan Field
Shawn Nickel





Chapter 1 | Introduction

GENERAL DESCRIPTION

The South of the River Subarea Plan comprises the area south of the Boise River to Chinden Road and between State Highway 16 (SH 16) and the north extension of Can-Ada Road. The entire area lies outside of the City’s municipal boundary but within the Area of City Impact. This planning effort aims to create a unique community for the City of Star and capitalize on its adjacency to the Boise River.

While implementing the Subarea Plan will occur over a longer time, the City and its growth area are already experiencing immediate growth pressure. While currently rural, and including active agricultural operations and large-lot residential subdivisions, this area is located between some of the busiest roads in the region, has seen recent infrastructure improvements, and lies adjacent to new community facilities and development.

While many landowners have no plans to develop, the City has undertaken this proactive approach to create a Plan before development happens haphazardly. This is a chance to do it right—to create a sustainable community that respects the natural environment and promotes quality development, housing choices, amenities, and transportation options—*a chance to create a truly unique community in the Treasure Valley of which residents and visitors can be proud of.*

PROCESS

Early Visioning

In November 2020, City staff and consultants facilitated a visioning meeting with Mayor and City Council to gather feedback and guidance on the goals and objectives for the Subarea Plan defined on the previous pages.

Preliminary Concept Round-tables

In February 2021, City staff and consultant team hosted a series of four small group round-tables via Zoom with property owners, city residents, public agencies, and key developers, to review and refine preliminary draft concepts. These meetings provided key stakeholders the opportunity to comment on technical aspects for feasibility, land use mix, graphic refinement, and policies, and respond to questions:

- » Which ideas did you like best?
- » What additional ideas do you have?
- » What other constraints or technical issues are missing?

A summary and digital version of the round-tables were posted online for those unable to attend.

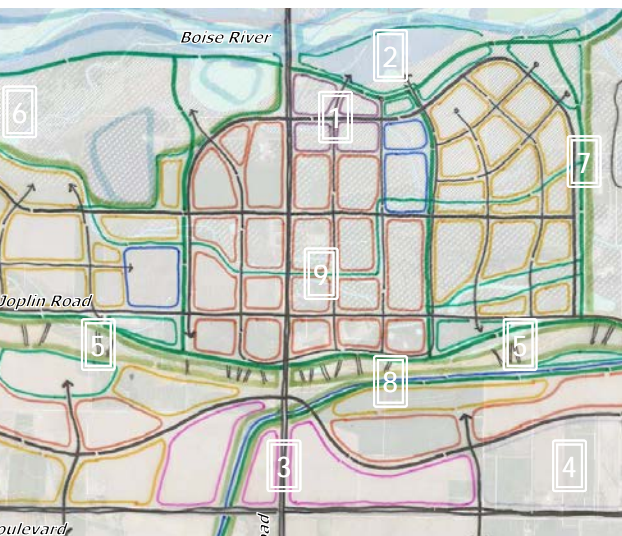
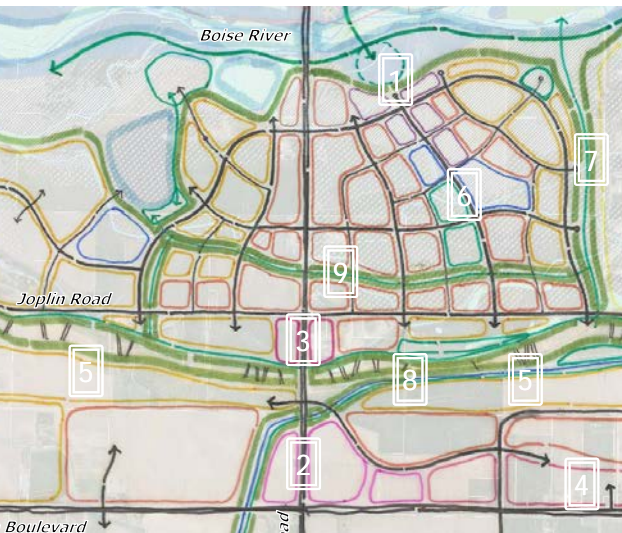
Early concepts, shown at left, included ideas on:

Concept 1:

1. Riverfront mixed-use center and civic area
2. Mixed-use gateway
3. Mixed-use corridor
4. Regional/community commercial
5. High end overlook residential
6. Central park/school/ mixed-use
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal trail system
9. Internal greenway/ trail system

Concept 2:

1. Riverfront mixed-use center
2. River-oriented park space/open space
3. Mixed-use gateway
4. Flex/light industrial/commercial
5. Overlook parks (with high and low sections)
6. Expanded open space and consolidated drainage areas
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal Trail System
9. Internal Greenway/ Trail System



Open House Events

In April 2021, the City of Star hosted a series of open houses on to review background information, concepts, big ideas, and character preference. Over 200 residents and stakeholders attended the events, organized into three stations (below), and a digital version was posted online for those unable to attend.

- » Background Information including existing conditions and guiding information for the Subarea.
- » Preliminary Concept illustrating key ideas and conceptual layout for the Subarea.
- » Visual Preference character imagery in regard to housing options, amenities, building materials, and character.

KEY CONCEPTS

From the open houses, attendees offered feedback on those big ideas that they appreciated, and thought would work well within the Subarea.

Economic Development:

- » Riverfront mixed-use center and civic area
- » Mixed-use gateway
- » Regional commercial, flex, and light industrial along Chinden

Housing:

- » Diversity of neighborhoods
- » High-end overlook and Riverfront residential
- » Greenway buffer to existing rural residential areas

Parks and Recreation:

- » New pedestrian bridges over the River to the Riverhouse, recreational rentals and fishing ponds
- » Overlook/ double-decker park system to connect above and below-bench
- » Central park/ school/ mixed-use in each River Valley neighborhood

Natural Resources:

- » Expanded open space and consolidated drainage areas
- » New series of ponds and open space on the south side of the River
- » Regional Boise Greenbelt and Phyllis Canal trail system connecting to other communities
- » Internal greenway/ trail system

Transportation

- » Road expansion and new pathways and bridges
- » New highway connections, integrated transportation technology and intersection types that move transportation quickly
- » Highly connected local road systems
- » Access to future micromobility options such as bike rentals, electric bikes, scooters, etc.



EXISTING CONDITIONS

The Existing Conditions map highlights opportunities and constraints within the Subarea, including the Boise River and its hydrology and floodplains, water conveyance facilities, and the steep bench just south of Joplin Road.

Section 6, Item A.



- Map Legend:**
-  Floodway
 -  100-Year Floodplain
 -  500-Year Floodplain
 -  Contour Lines



EXISTING CONDITIONS

Land Use

The existing land uses within the Subarea are primarily agriculture, small-scale retail development, open space, and low-density residential development. New residential developments at higher densities have already begun adjacent to the Subarea. Future development of the Subarea must recognize the agricultural heritage and create a sense of place. The current future land use designations based on the Comprehensive Plan are primarily mixed-use and commercial with low- to medium-density residential designations. As depicted in the existing future land use map, it is unlikely that the amount of commercial and mixed-use product currently denoted could be supported. The Subarea plan refines uses to represent current market conditions and a greater variety of land uses.

Transportation

The Subarea is primarily served by Chinden Boulevard and Star Road. Currently, Star Road and Chinden Boulevard do not meet performance standards, and the intersection of Star Road and Chinden Boulevard has the highest crash history within the Subarea. The Chinden Boulevard and State Street intersections with Star Road are slated for widening with potential Continuous Flow Intersections (CFIs). Star Road, Chinden Boulevard, and State Street are all anticipated to be widened to four or five lanes. ACHD is also expanding the Boise River bridge on Star Road. The current lack of connectivity is addressed in the Subarea Plan to reduce the impact of growth on traffic. However, the Bench makes connections between the River Valley and higher elevations more complex and poses a potential barrier to development that must be accounted for. Transit, trails, micromobility options (e.g., bike share, electric bikes, scooters, etc.), and bike paths are limited in the Subarea.

Economic Development

The Subarea could be an economic driver for the City, extending Star’s Downtown and creating new retail, civic, and entertainment areas. Per decade, the Subarea could support the growth of approximately 125 to 175 acres of residential land, serving 500 to 725 units and about 5 to 10 acres of retail and office use, accommodating 30,000 to 50,000 square feet of development. Over time, and as continued residential development evolves, additional retail and commercial areas would become market-supportable. Key transportation arterials such as the extension of SH 16, its interchange with Chinden Boulevard, and Star Road also contribute to higher traffic counts, resulting in more market-supported uses. The Subarea Plan seeks to provide new forms of retail and entertainment areas, ensuring that Star continues its reputation as the place to be.



Parks and Recreation

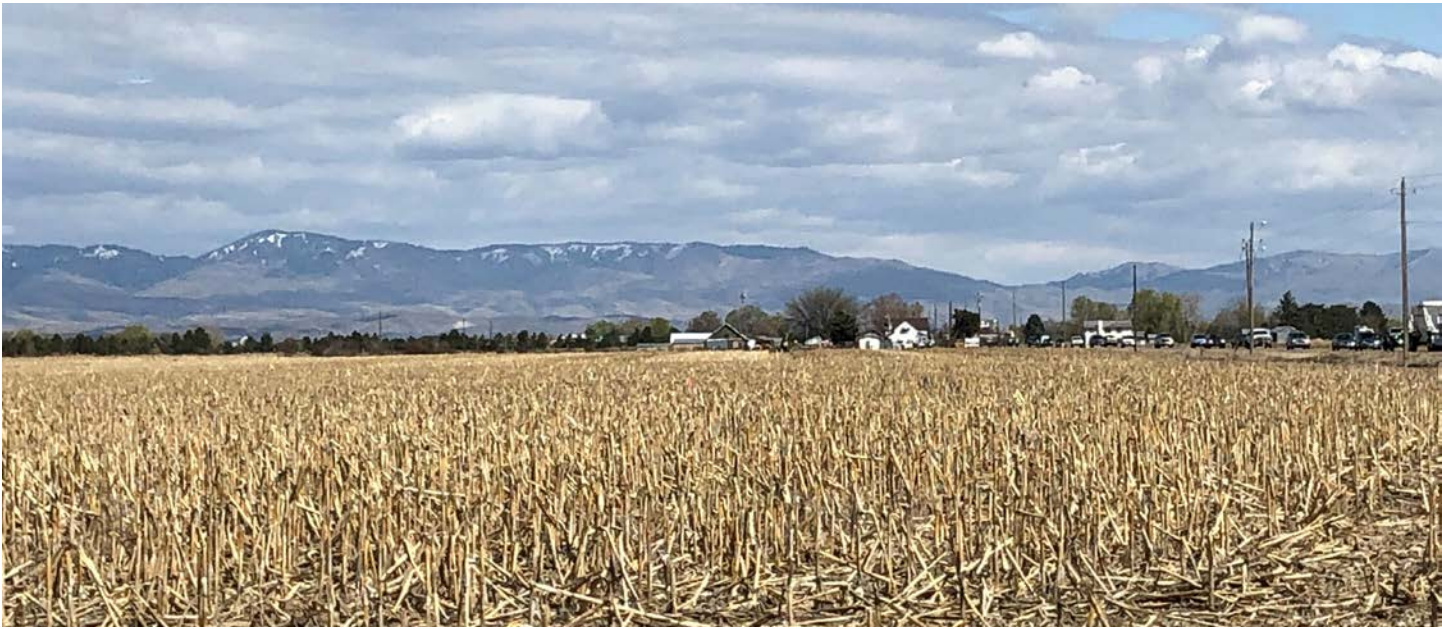
The Boise Greenbelt currently runs from Lucky Peak Reservoir to the City of Eagle and eventually connects to the Snake River. There is now the opportunity to extend the Boise River Greenbelt through the Subarea to further the goal of a regional pathway system connecting Star’s northern river pathway system to Eagle (and Eagle Island State Park), Garden City, and Boise. In addition, this Subarea Plan presents the opportunity to incorporate a regional pathway along the Phyllis Canal to provide additional connections and recreation opportunities to the residents and visitors of Star. The River and canals are part of Star’s history and help define its sense of place.

Natural Resources

The on-site environmental features are associated with the hydrology of the Boise River and its floodplain. The floodway itself limits development at the north end of the Subarea, and the 100-year floodplain buffers the floodway, extending further south on the east side of Star Road. The 500-year floodplain covers much of the River Valley, in some cases extending nearly all the way to the Bench. The Bench extends across the lower third of the site, drastically transitioning roughly 40-feet from the River Valley up to the Chinden Boulevard area. A variety of wildlife species and aquatic species exist throughout the River Valley. Ponds and wetlands adjacent to the River create additional habitat. Multiple water conveyance facilities exist throughout the Subarea, and the Phyllis Canal, crosses Chinden Boulevard just west of Star Road and continues to follow the Bench as it continues eastward under SH 16.

Public Services and Facilities

Recent improvements to sewer infrastructure, including a new lift station, offer development opportunities for the Subarea. With these improvements, both water and sewer main lines are relatively easy to connect. The Star Riverhouse on the north side of the River provides a community facility, with kayak rentals and fishing ponds. This facility offers a pivotal anchor to the new Riverfront Center outlined in the Subarea Plan.



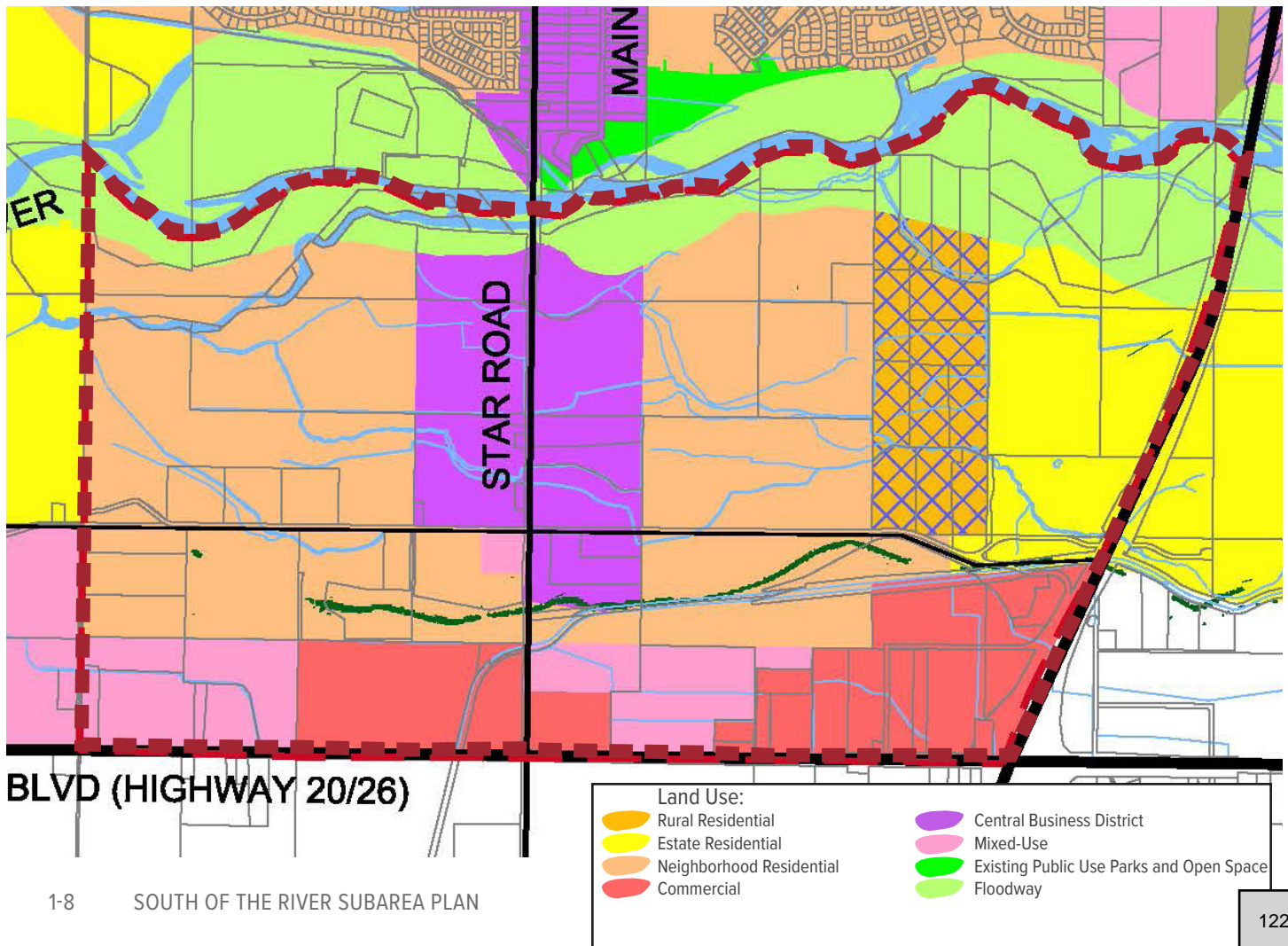
PURPOSE AND ALIGNMENT WITH THE COMPREHENSIVE PLAN

Comprehensive Plan

The Subarea Plan has been developed to align with the overall vision, goals and objectives within the earlier chapters of the 2020 Comprehensive Plan, while adding additional detail for this area. On the following pages, the Land Use Map, the Economic Corridors Access Management Plan (ECAMP) Map, and the Recreation and Pathways Map have been updated to reflect this increasing level of detail within the Subarea.

In addition, within Section 3 of this Chapter, specific goals have been extracted in relation to key sections throughout the document, while additional objectives and implementation policies have been merged into the main text of the Comprehensive Plan Chapters.

Existing Subarea Land Use Map

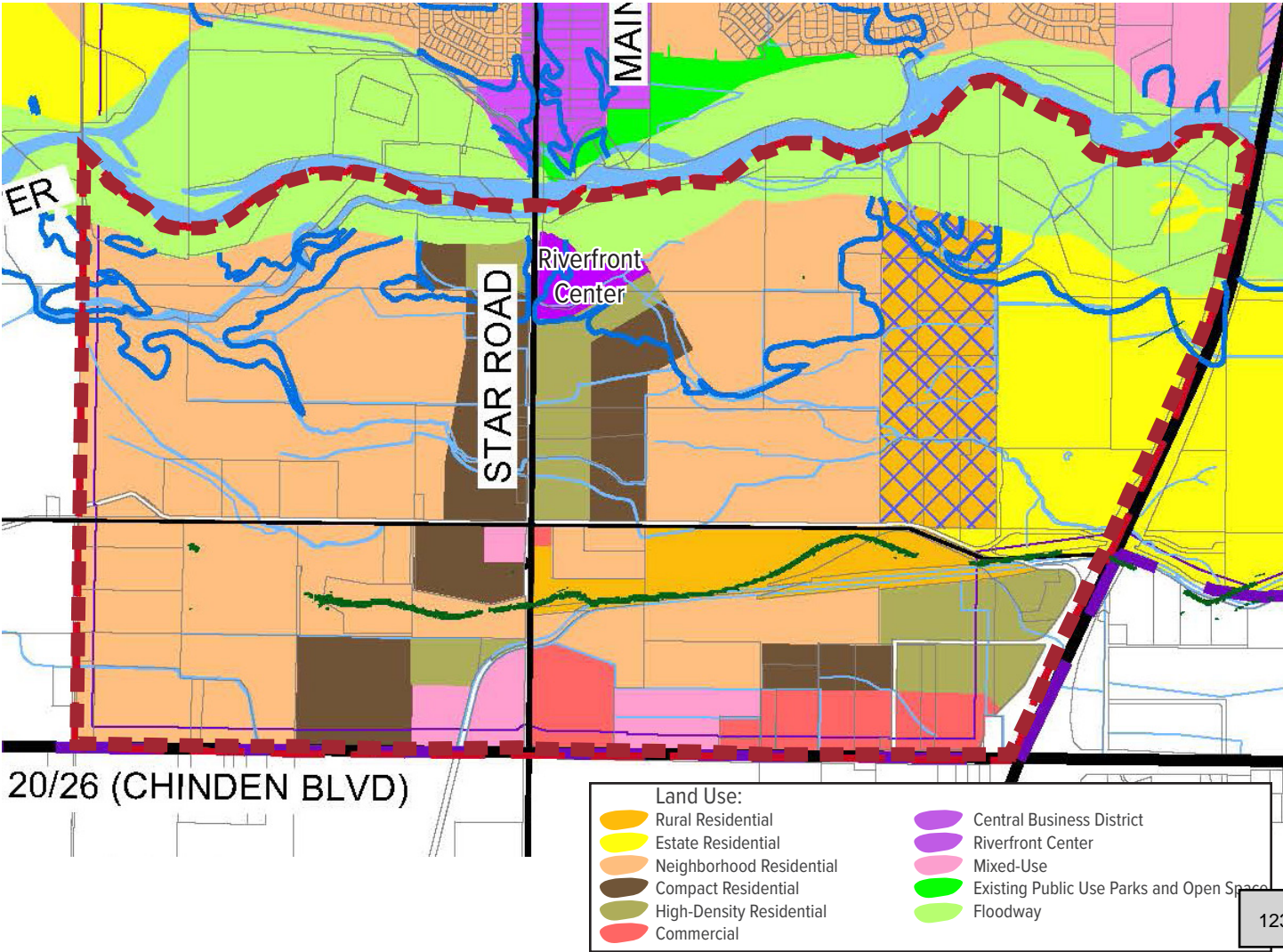


Existing and Updated Land Use Map

While the future land uses were general placeholders in the previous map, the updated Land Use Map:

- » Is more closely aligned with how City leadership, residents may expect the area to accommodate in-progress development submittals and build out,
- » Offers a more market-supportable balance between housing and commercial areas;
- » Integrates open space and amenities throughout the Subarea, identifying potential locations and connectivity;
- » Provides a greater degree of connectivity in both the transportation and pathway systems;
- » Integrates and defines a new land use category for the Riverfront Center; and
- » Aligns with adjacent communities' land use, transportation and pathway plans; and
- » Builds on the natural assets and other waterway and topographic features within the area of the Boise River.

Updated Subarea Land Use Map

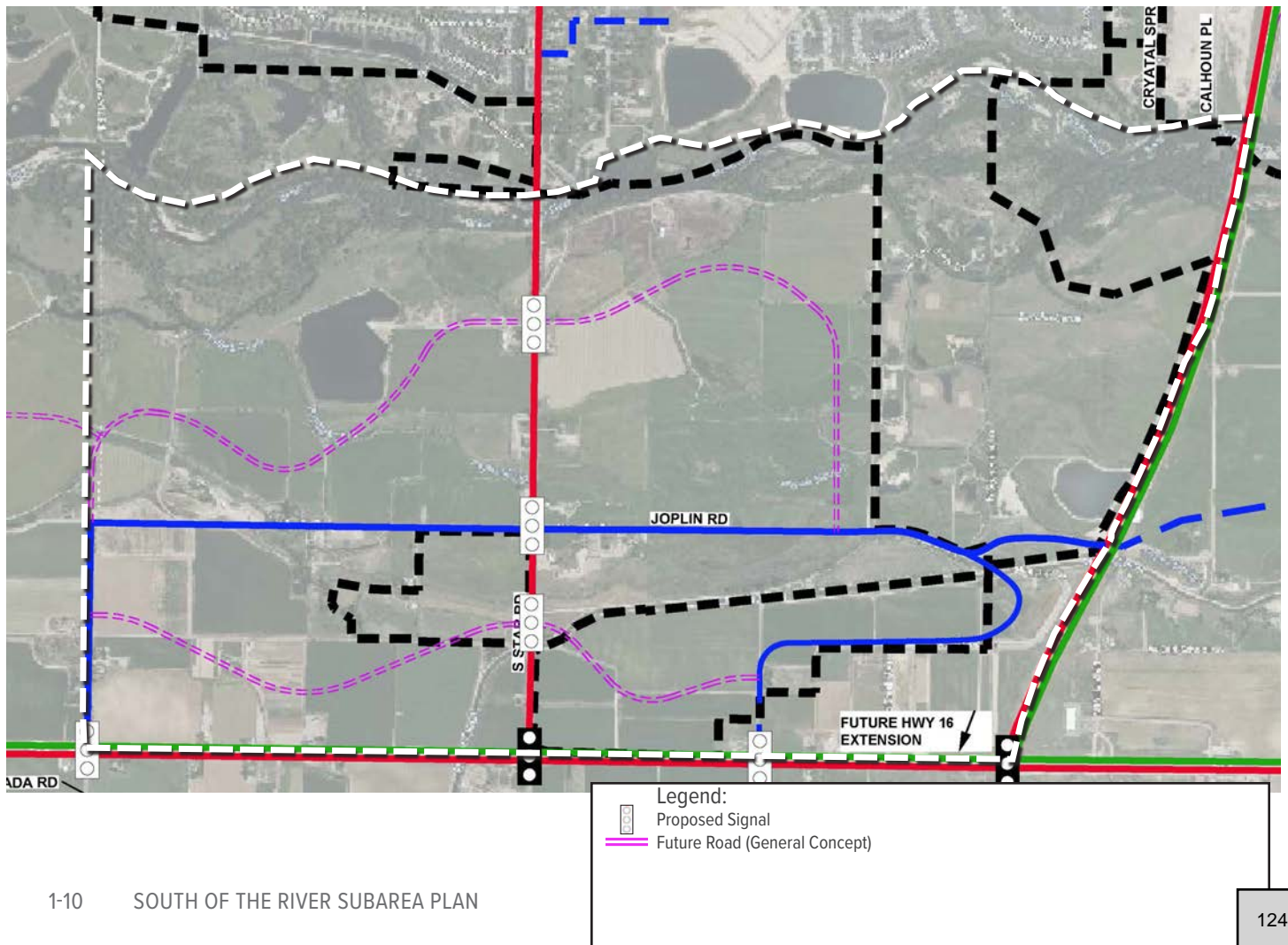


Economic Corridor Access Management Plan (ECAMP)

The ECAMP Map has been updated to refine the connectivity within the Subarea Plan, specifically including:

- » A more seamless connection extending Can-Ada Road to the east and connecting to Star Road and further east and south to Joplin Road.
- » A new, additional collector connection through the Subarea and parallel to Chinden Boulevard, providing connectivity through commercial, mixed use areas, and neighborhoods from Joplin Road to Can-Ada Road; and
- » Improvements to Joplin Road connecting up the bench and through future neighborhoods, eventually connecting into Chinden Boulevard.

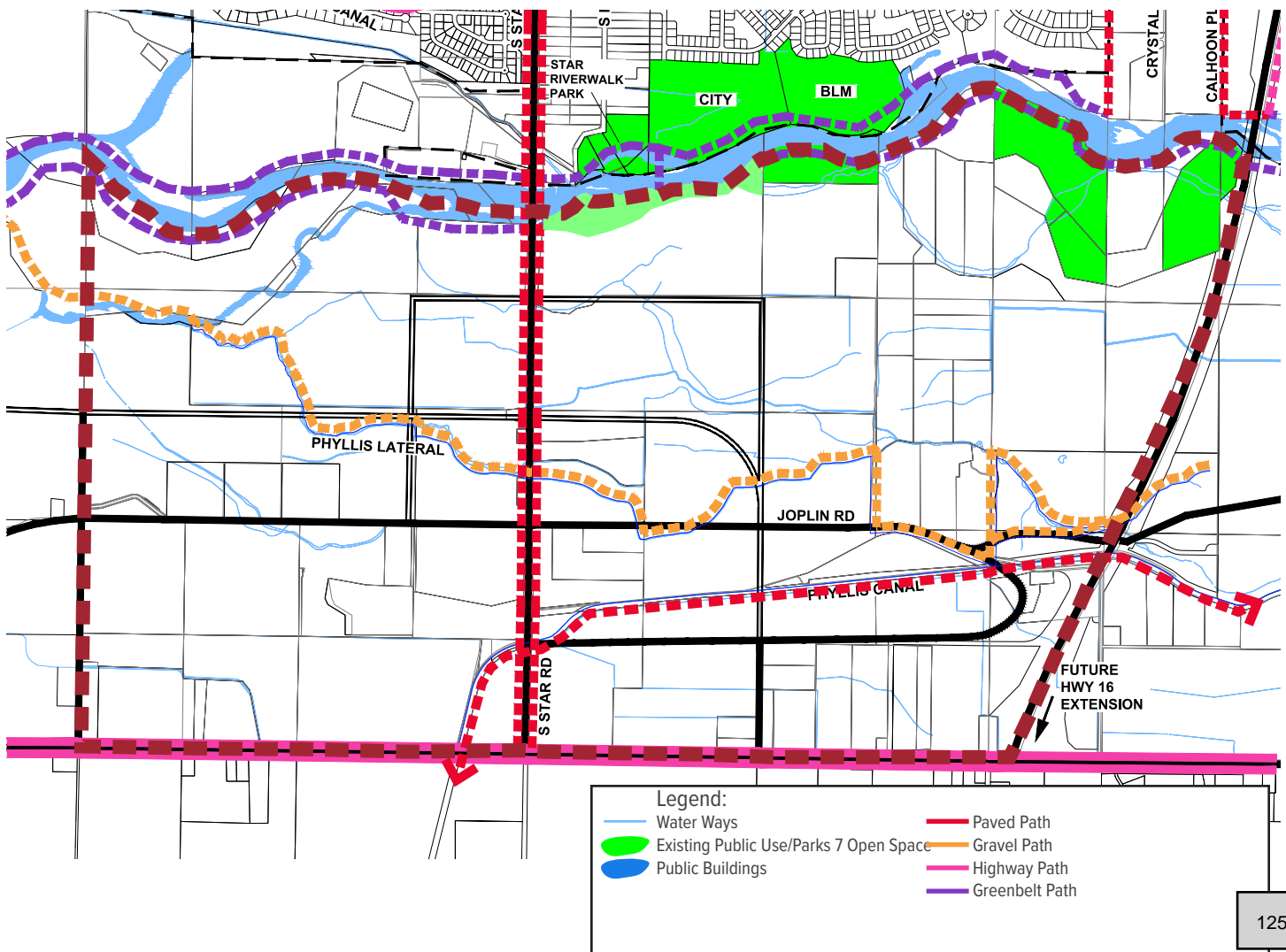
Updated Subarea Economic Corridor Access Management Plan Map



Pathways Map

The Recreation and Pathways system will be important in achievement of the Riverfront Center Vision, along with offering a range of options for recreation and micromobility throughout the Subarea. Parks have been generally identified to provide an equitable distribution of access within each neighborhood, and pathways have been aligned to provide access to a future Boise River Greenbelt extension, and alternative routes through and between neighborhoods, allowing for safe routes throughout the Subarea to centers, parks, and future school sites.

Updated Subarea Pathways Map







Chapter 2 | Vision

OVERVIEW

This chapter illustrates a vision for the South of the River Subarea’s physical development. On the following pages, the Illustrative Vision Map portrays the build-out of the area, based on the City’s underlying Comprehensive Plan Vision and policies, early project objectives, and a series of Big Ideas developed and refined through public outreach. Although the exact layout and makeup of the land use, transportation, pathway, and open space system may vary, the community should seek to maintain the core concepts of the Plan.

Existing City of Star Vision Statement

Within Chapter 3 of the 2020 Comprehensive Plan the City of Star Vision is defined as:

“As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a “Stack and Pack” metropolitan city but wants to strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.

Star acknowledges that it will continue to grow as the Treasure Valley grows, but Star’s growth is to be a unique balance of environmentally sensitive urban and rural development. Urban development will be directed to our downtown, activity centers, and on lands with grades compatible for urban development as well as along regionally significant transportation corridors. The city will work in cooperation with landowners and local agencies to plan for and preserve rural planning areas in which large lot residential and agricultural uses continue in appropriate locations. The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas.”

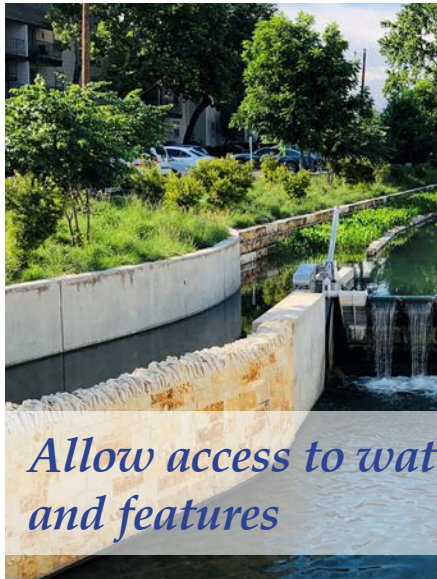
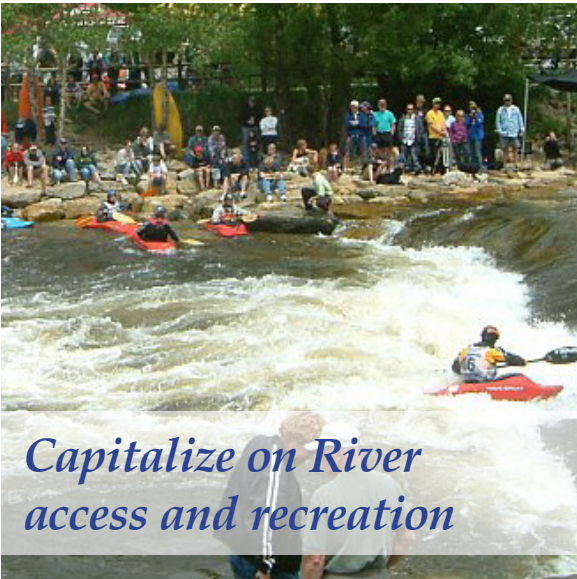
The South of the River Subarea will meet this Vision by: *Planning for the Boise River, a new riverfront center, focusing on its adjacency to water and the natural environment, creating connected communities and developing new family-friendly neighborhoods.*

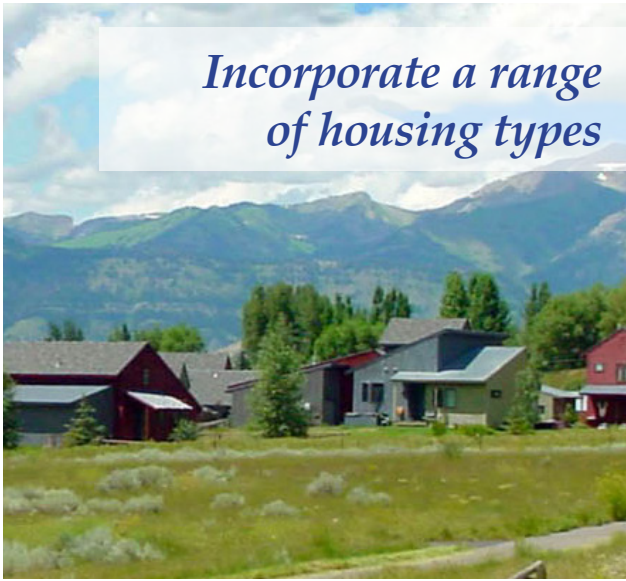
ILLUSTRATIVE VISION PLAN AND KEY CONCEPTS

The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.

KEY CONCEPTS

- *Create a unique destination that builds on Boise River access.*
- *Include a diversity of neighborhoods to allow for Star's growth.*
- *Capitalize on Chinden Boulevard and SH 16 for commercial areas.*
- *Provide the citizens of Star an opportunity to help define the character for the area and show their pride in the City.*



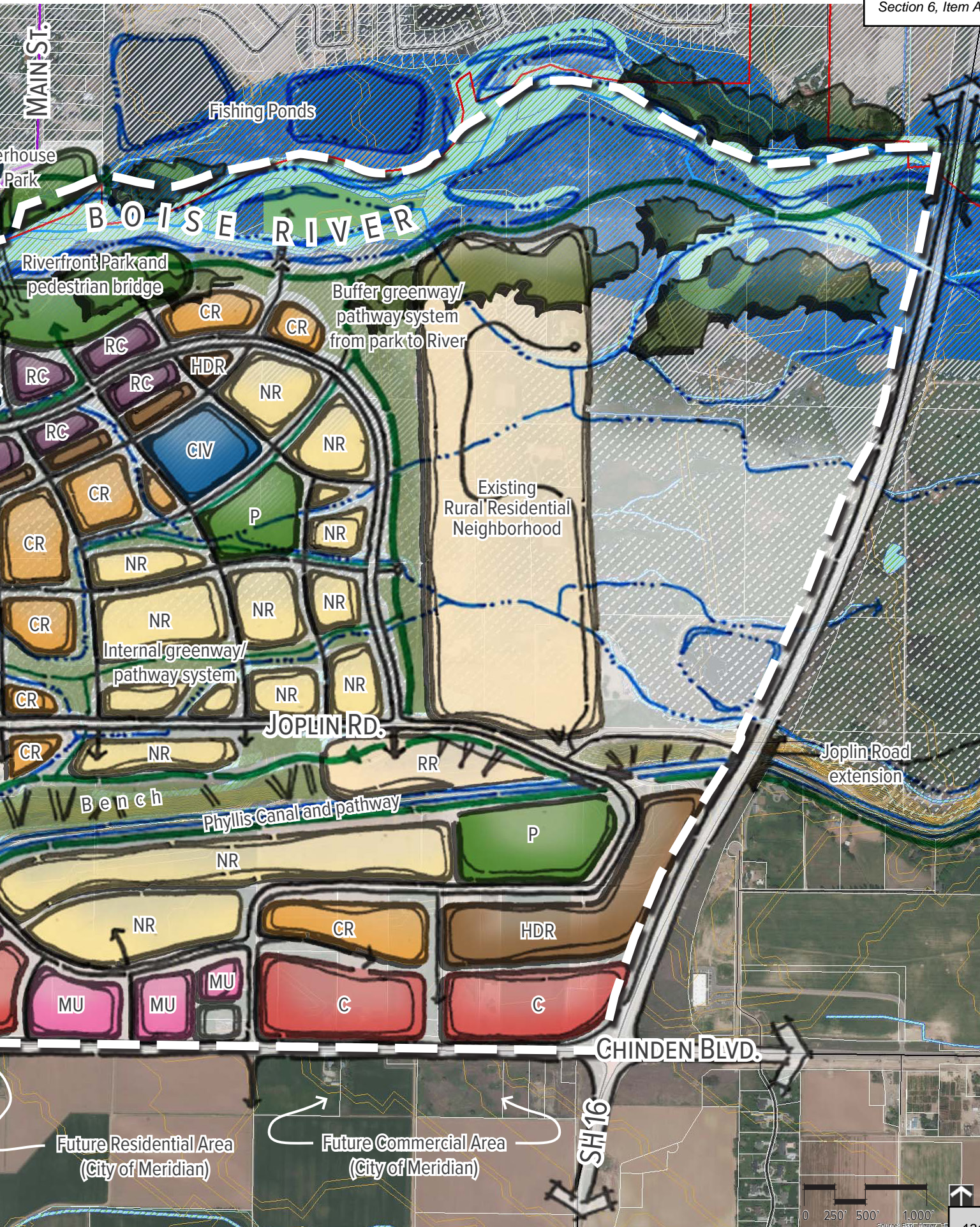


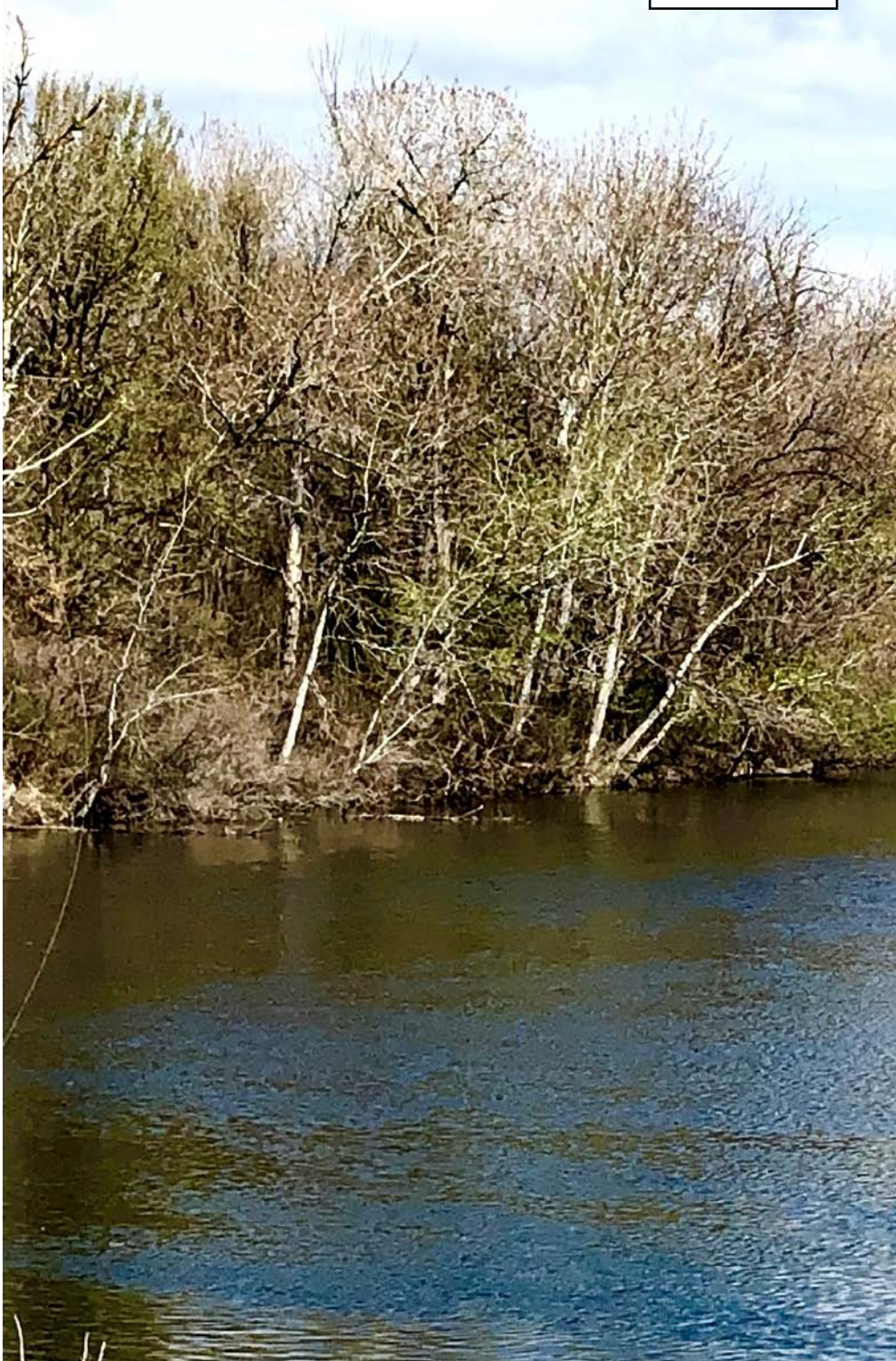
ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights the distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.



- Map Legend:**
- RR: Rural Residential
 - NR: Neighborhood Residential
 - CN: Compact Residential
 - HDR: High-Density Residential
 - RC: Riverfront Center "Main Street"
 - MU: Mixed-Use
 - C: Commercial
 - P: Parks
 - CIV: Civic (School, City Facility)
 - OS: Open Space/ Greenway
 - Gateway Area







Chapter 3 | Supporting Frameworks and Comprehensive Plan Guidance

OVERVIEW

Within this Chapter, the confluence between the Comprehensive Plan and Subarea Plan has been illustrated through the relevant Comprehensive Plan policy guidance that should be incorporated within the Subarea as individual development submittals are reviewed and approved.

The Chapter is organized by element as presented within the Comprehensive Plan, and those that are not applicable to this Subarea have been omitted for brevity.

A number of frameworks are described over the following pages, which form the greater foundation for the area. Land Use, Transportation, Housing, Economic Development, Parks and Recreation, Natural Resources, and others organize the big ideas, and work together to achieve the goals of the Comprehensive Plan, and form the illustrative vision plan. Core concepts and opportunities are also described, as they provided the inspiration and vision.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 8.3 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.

Objectives:

- E. Work to create a vibrant Central Business District.
- I. Discourage development within the floodplain.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- 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.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.5 Policies Related Mostly to the CBD 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.

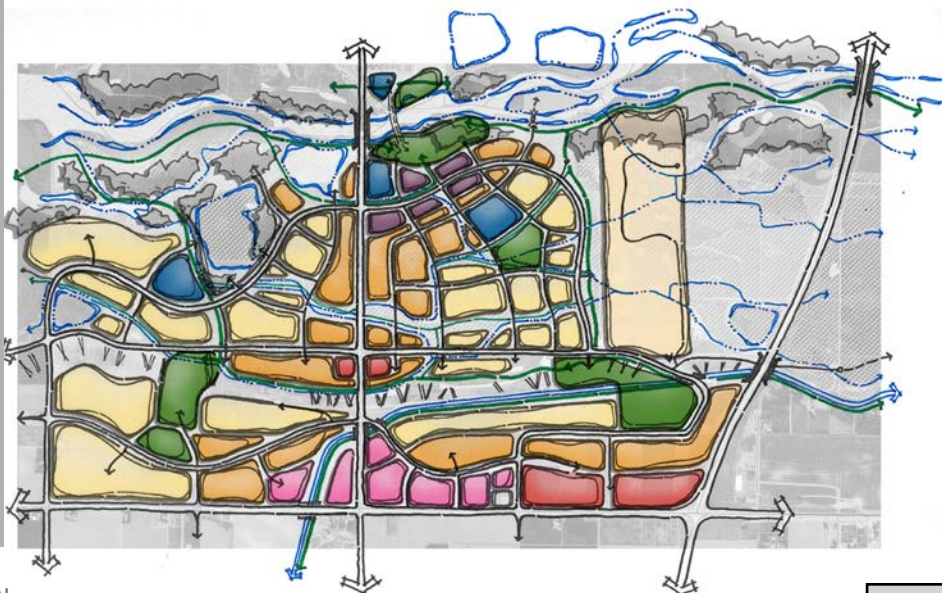
LAND USE FRAMEWORK

The overall land use framework sets the stage for future development within the Subarea. While the subsequent frameworks discuss connectivity, neighborhoods, parks and pathways, and natural resources, the land use framework provides the overriding guidance document for future growth, and offers a baseline for incorporating zoning changes as development submittals are reviewed.

The land use map illustrates a balance between preservation of River and floodplain areas, accommodation of neighborhoods and economic centers, along with a connected network of transportation and pathway systems, and supporting system of amenities.

Detailed in the following framework sections The overall land use program is anticipated to support anywhere from 2,500 and 4,500 housing units, and between 1,500 and 3,500 jobs. The transportation network, while limited in connectivity outside the Subarea, incorporates a connectivity index of nearly 90 intersections per square mile, allowing redundant connections through neighborhoods, and spreading connectivity across the arterial neighborhood within the area. As the Subarea is almost evenly divided into four quadrants by both the arterial roadway network, and the drastic topography change at the Bench, the ability to allow for centrally located parks and schools within each quadrant create a heart for each neighborhood. An internal pathway network then allows for connectivity across neighborhoods and between park and school spaces, with a primary network that connects all neighborhoods to the Boise River Greenbelt itself.

From an economic perspective, the land use program is refined based on anticipated absorption of both housing and commercial areas, and relies on these key amenities to continue to provide the high quality of life that exists in Star.



Future Land Use Program

<i>Land Use Category</i>	<i>Existing Acreage</i>	<i>Proposed Acreage</i>
Central Business District	220	0
Riverfront Center	0	30
Commercial	240	70
Mixed-Use	140	60
High-Density Residential	0	90
Compact Residential	0	160
Neighborhood Residential	780	450
Estate Residential	190	190
Rural Residential	120	160
Parks and Open Space*	0	120*
Floodway	180	180

The Concept Plan envisions the remaining 360 acres within to be utilized as open space, floodplain mitigation and natural areas

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.

8.5.7 Policies Related Mostly to the Mixed-use Planning Areas

- D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- D. Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- H. Discourage development within the floodplain.
- I. Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event.

**RELEVANT
COMPREHENSIVE PLAN
POLICY GUIDANCE**

12.3.1 Roadway System Goals

- D. Design a street system that considers both the needs of the users and the impacts on the adjacent land uses, the physical environment, noise, and air quality. Additional design considerations include safe routes to school, pedestrian and bicycle needs, recreation, and overall utility.
- E. Develop access management standards that support community-wide connectivity, support economic development, consider the needs for bicycles, pedestrians, and public transit consistent with the city's vision.

12.3.2 Transit System Goals

- B. Develop efficient and effective transit routes based upon the community-defined land use patterns.
- E. Provide for bicycle and pedestrian connections to the transit system.

12.3.3 Pathway System Goals

- A. Encourage the development of a local and regional pathway system. The design of the pathway system should be coordinated with all other elements of the Comprehensive Plan. The purpose of the pathway system is to provide basic mobility for some and a viable transportation option of all others. Subdivisions should be required to include interconnecting pathways open to the public.

12.5.1 Roadway Implementation Strategies

- D. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.

TRANSPORTATION FRAMEWORK

Existing and Projected Traffic Operations

The Subarea will primarily be served by connections to Star Road and Chinden Boulevard (US 20/26). The Boise River and SH 16 limit opportunities for additional connections into the Subarea. The table below summarizes the current and projected 2040 no-build (i.e., without this Subarea Plan developed) traffic operations at key intersections in the Subarea in terms of level-of-service (LOS) and volume-to-capacity (v/c) ratios.

Intersection	Existing LOS (V/C)	Year 2040 No-Build LOS
Star Road/SH 44	C (0.84)	F (>1.0)
Star Road/Joplin Road	D (0.24)	F (>1.0)
Star Road/US 20/26	E (0.96)	F (>1.0)

Planned Transportation Projects

- » Star Road: SH 44 to US 20/26 – Widen to 5 Lanes (ACHD; expected 2031-35)
- » SH 44: Star Road to SH 16 – Widen to 5 Lanes (ITD; expected 2024)
- » US 20/26: Phyllis Canal Bridge to SH 16 – Widen to 5 Lanes (ITD; expected 2023)
- » Star Road/SH 44 Intersection – Quarter Continuous Flow Intersection (ITD; no planned date)
- » Star Road/US 20/26 Intersection – Full Continuous Flow Intersection (ITD; no planned date)

With these improvements in place, there is projected to be adequate capacity at the Star Road/SH 44 and Star Road/US 20/26 intersections.

Internal Roadways and Intersections with Major Roads

The Subarea will be served by three east-west collector-level roadways (Joplin Road and the other two other east-west roads shown in blue in the framework at right) and two north-south collector-level roadways (Can-Ada Road and the other north-south road shown east of Star Road, and in blue in the framework at right). The east-west collector-level roadways will intersect with Star Road and will likely require signalization to meet ACHD's operational guidelines. Multi-lane roundabouts may also operate acceptably. Further analysis will be required to determine the ultimate configuration of these intersections. The northern east-west collector may meet ACHD's spacing guidelines. The southern one will not; however, its location is constrained by existing topography and the Phyllis Canal and is likely located in the most practical location.

The Can-Ada Road connection to US 20/26 is planned to be signalized. The two other connections to US 20/26 will likely be restricted to right-in/right-out access, though they may be allowed to operate as a full access for an interim period.

The northern east-west collector should be designated as a Town Center Collector east of Star Road in ACHD’s Master Street Map. This designation may also make sense for the southern east-west collector for the sections it travels through the planned mixed-use land uses. The Residential Collector typology is likely appropriate for the remaining collector-level roadways.

Bicycle and Pedestrian Travel

Walking and biking infrastructure is currently limited. However, that will change with planned roadway projects and the build-out of this plan. ACHD’s Roadways to Bikeways Plan includes protected bike lanes or shared-use paths along Star Road, which would likely be built when the road is widened. Similarly, ITD plans to construct shared-use paths alongside Chinden Boulevard when it widens the road. Within the Subarea, internal roadways should be built to provide a low-stress biking and walking experience. This may include providing streetscapes to provide a buffer space between people walking and motor vehicle traffic. The Subarea Plan also envisions a series of off-street paths that will connect neighbors to each other and to the envisioned community amenities.

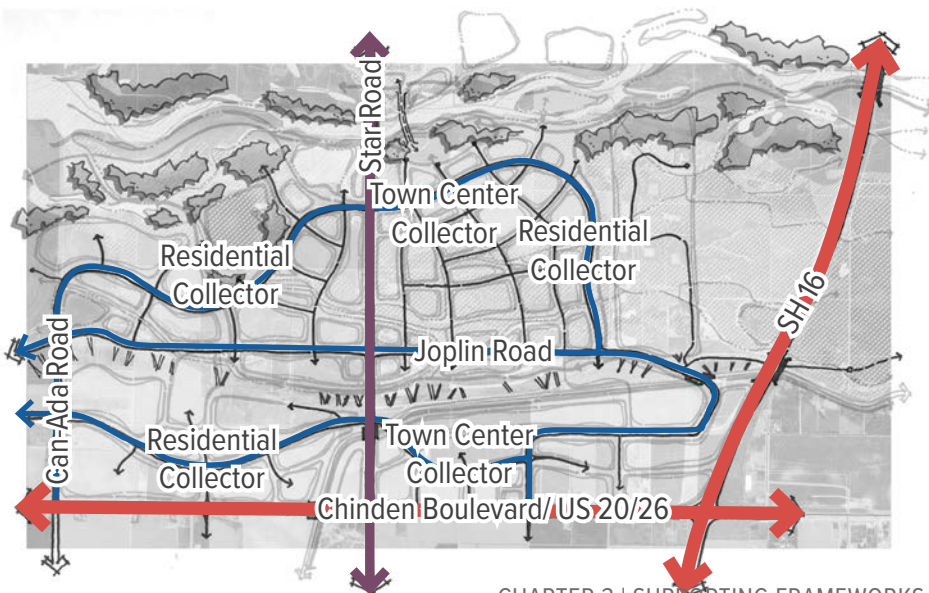
RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

12.5.3 Pathway Implementation Policies

- A. Use development standards to provide for pedestrian, equestrian, and bicycle circulation in accordance with adopted local and regional pathway plans. This is needed for intra-neighborhood connectivity, and to ensure that bike and pedestrian traffic is not diverted onto arterials and collectors.
- B. Encourage the provision of equestrian, pedestrian, and bicycle safety and convenience with enhanced pedestrian crossings of SH-44, SH-16, and US-20/26. Grade separated pedestrian/bicycle crossings enhanced landscaping, crosswalk pavers and may be considered.
- C. Ensure that pedestrians, bicyclists, and recreational users have safe and efficient access to the Boise River corridor.
- D. Plan for separated pedestrian and bicycle crossing facilities on SH-16 at the north and south channel of the Boise River.

12.5.4 Land Use and Parking Implementation Policies

- C. Encourage off street parking sites and facilities on arterial streets and discourage on street parking on arterial streets, with the exception of existing on street parking on segments of SH-44 (State Street).



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 7.3 Enhance and develop Star’s economy which will build a stronger community.

Objectives

- H. *Develop a mixture of commercial, service, and residential developments that encourage walking.*
- I. *Develop a walkable mixed-use live, work, play Central Business District (CBD).*
- K. *Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.*
- M. *Provide on street parking in the CBD.*
- N. *Provide sidewalks throughout the CBD.*

Implementation

- A. *Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.*
- B. *Support economic development that employs local workers, provides family-supporting wages and benefits and offers affordable goods and services.*
- D. *Consider lands along SH 16 and US 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.*
- E. *Promote mixed-use developments with commercial on the lower floor and high density residential on upper floors within the CBD.*
- F. *Strengthen the appearance and commercial development with the city’s CBD/main street area.*

ECONOMIC DEVELOPMENT FRAMEWORK

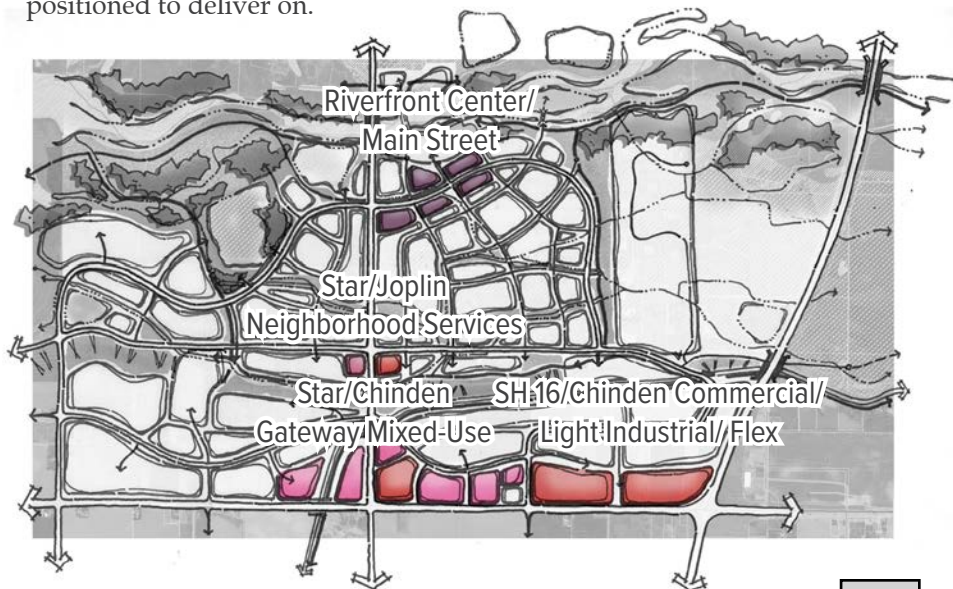
Economic Development in a Small City Context

Economic development usually refers to approaches to attracting dollars into a community from the outside. Traditionally, that has meant bringing in new companies or expanding existing businesses that sell their goods and services to customers outside the city and employ local residents who would spend their wages close to home—with the added bonus of improving residential values in town by having nearby employment.

While those goals make sense for larger cities and collective regions, benefits are not as clear cut for smaller municipalities. Because sales taxes in Idaho are pooled at the state level and shared based on population, attracting new retail into a smaller suburb does not give a direct boost to that city’s fiscal revenue stream. New retail does increase convenience for local residents, but in Ada County at least, actually tends to result in a lower property tax yield per acre than new residential development.

Bringing new employers to town from outside the region (or expanding existing firms) is generally good for the region as a whole; but again, the benefits for suburbs like Star are more marginal. Individual property owners of vacant land that develops as a new flex office space, for instance, benefit greatly, but jobs and wages from those firms tend to spread around. As of 2018, about 89% of people working in Star resided outside the City. Neighboring Eagle has almost ten times the number of jobs as Star and the same 89% commuting in from cities other than Eagle—presumably spending most of their paychecks closer to home.

For primarily residential communities like Star, remaining residentially focused is not necessarily a bad thing. Commercial activity that helps to improve the quality of life for those residents, by adding desired retail and service amenities and by improving the aesthetics and vitality of places in Star, is a more relevant goal – and one that the Subarea is well-positioned to deliver on.



Subarea Plan Centers

The Subarea Plan includes four nodes for mixed-use, retail, services, and commercial/flex/light industrial development.

Riverfront Center/Main Street and City Campus

The area envisioned as a civic and recreational activity hub along the south bank of the Boise River should be well-suited for the kind of experiential retail that is believed to be most resilient against the advances of e-commerce—especially if the sense of place and activity levels are enhanced by more compact residential forms. The total square footage of retail will realistically be limited in this neighborhood due to inferior access, but there is potential for a strong pocket of well-selected destination tenants: specialty shops, recreation/rental outfits, and unique dining establishments able to capitalize on what should be a regionally unique and inspiring setting.

SH 16/Chinden Commercial/ Light Industrial/ Flex

Finally, the north side of Chinden Boulevard, west of the expanding SH 16, appears to be a logical location to capture future growth in demand for light industrial and flex/R&D space. Again, the benefits of such development are not so much about the job growth, since around nine out of ten workers will likely live outside Star, or about property tax revenue (since new residential would produce more per acre). Instead, flex/industrial employment is simply likely to be a highest and best use for the site, in a region that will need more of it to function. The Commercial designation allows some flexibility should the property become desirable to prospective office users, while the 80+ acres of fully assembled parcel size has the potential to attract a wide variety of logistics users.

Star/Chinden Gateway Mixed-Use

The area north of Chinden Boulevard on either side of Star Road, designated mixed-use, has strong retail potential, with the northeast quadrant of that intersection representing a premier “hard corner” that should be especially attractive for future grocery-anchored retail development (positioned on the coveted “going-home” side of the street for a large future commuter population living on both sides of Chinden). The mixed-use designation is appropriate as a measure allowing Star to either augment that corner development with complementary in-line retail and dining tenants or to preserve some for later multifamily (or other) development. That flexibility is especially important given the uncertain trajectory of the brick and mortar retail industry.

Star/Joplin Neighborhood Services

A smaller, but still promising pair of potential retail sites are designated for the north side of Joplin at Star Road. Although traffic counts here are lower than on Chinden, the site will be very centrally located within a well-populated future sea of rooftops. The northeast corner (going-home side) is especially well suited for grocery anchored, while the northwest side is ideal for service stations, coffee franchises and others that thrive on the going-to-work side of the street.

General Economic Development Program by Center

Economic Center	Acreage	Potential SF
<i>Riverfront Center, City Campus, and Main Street</i>	25	350,000
<i>SH 16/Chinden Commercial/ Light Industrial/ Flex</i>	40	210,000
<i>Star/Chinden Gateway Mixed-Use</i>	50	400,000
<i>Star/Joplin Neighborhood Services</i>	6	90,000
Totals	121	1,050,000

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

15.3 Goal *Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.*

15.4 Objectives

- A. *Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.*
- F. *Preserve/maintain existing rural housing/development in the increasing urban environment.*
- G. *Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.*
- H. *Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety.*
- I. *Encourage the development of housing for all income groups.*

15.5 Implementation Policies

- C. *Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.*
- D. *Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.*
- F. *Encourage the development of a wider variety of housing types.*

HOUSING FRAMEWORK

Overview

Residential development has been the fuel for Star’s expansion over the past decade and continues to boom throughout the Treasure Valley. Ada and Canyon counties are witnessing record growth driven by favorable generational demographics at the national level and increasing popularity of the Mountain West in general as a place to pursue a better quality of life. Though good for the Boise metro economy, the surge in housing demand has led to supply shortfalls and an increasingly burdensome housing affordability problem. Vacancies, are now below 2%, with rents and median home prices rising even faster in response.

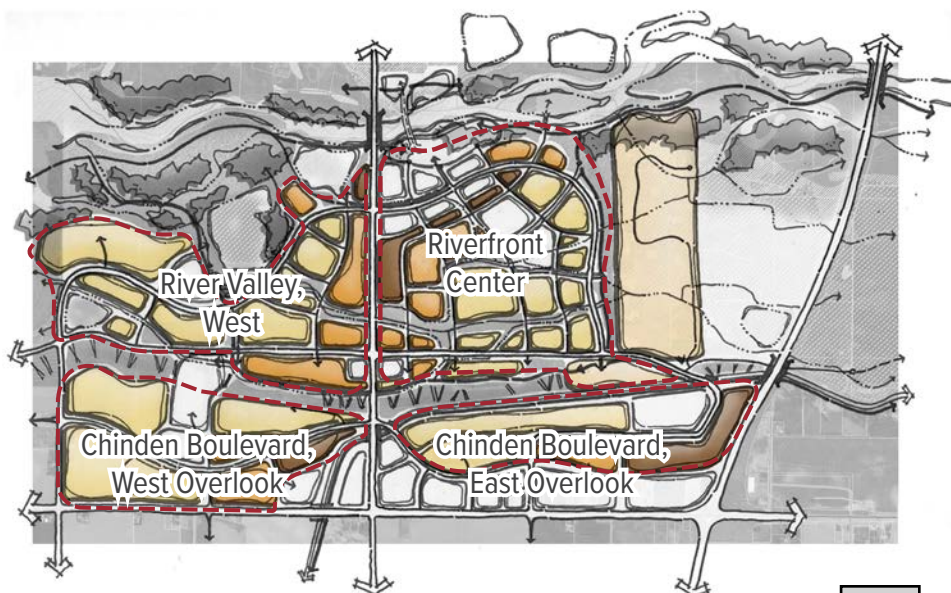
Estimated Residential Absorption Potential

Demand potential for the Subarea was estimated by looking at official regional population growth projections for small areas across a roughly five-mile radius from the Subarea. Together with Census-based inputs from ESRI (a demographic data provider) on income distribution and household sizes, we allocated the expected growth in households across product types and price points for 10- and 20-year forecast horizons. The Subarea was then assigned a reasonable range of attainable capture rates (basically market share). These low and high estimates are represented as annual absorption potential for different product types in the table above.

Housing Types

The mix of housing types included in the conceptual plan for the area is intended to draw upon the most likely and strongest sources of demand, with enough flexibility in the form of mixed-use designations to react to unexpected future shifts in preferences.

The Plan features four main neighborhood areas, with a slight majority of residential acreage devoted to the larger lot suburban densities



already typical in Star. Small to mid-size, moderately priced homes should remain the sweet spot of Millennial housing demand over the short- and mid-term horizon (approximately 1 to 7 years).

Somewhat larger and higher priced “estate residential” homes are part of the mix in the more interior neighborhood areas—likely to appeal most to the older half of Millennials and the smaller, but still active, 50-something Gen X cohort where family sizes and incomes are near their peak. Highest priced products are expected to draw value from bench overlook views and proximity to riverfront amenities.

Closer to arterial frontages of Star and Chinden, neighborhoods are shown as scaling up somewhat in density, especially around commercial areas. These neighborhood areas should draw heavily from Millennial home-buyers.

The most compact housing development is located at the envisioned Riverfront Center, and the Star/Chinden Mixed-use Gateway, and in the far southeast corner of the Subarea. Units in these areas are likely to include some two- to three-story condominium/townhome and rental apartment projects, with the potential for ground-floor retail. Zoning should include flexibility for live-work spaces with storefront ground floor space and living quarters upstairs.

This level of density will be needed to achieve the critical mass of activity and human-scaled street frontages that characterize typical, quaint Main Streets such as that envisioned for the Riverfront Center and other mixed used use areas. Flexibility in maximum allowances for density should be investigated, possibly in the form of density bonuses for proposed projects that meet higher thresholds of Main Street-friendly design standards.

General Housing Program By Neighborhood

Neighborhood	Overall Acreage	Density Range	Mixed-Use Housing	Potential Units (avg)
Chinden Boulevard, East Overlook	90	3 - 10+	250	950
Chinden Boulevard, West Overlook	130	3 - 10+	200	900
Riverfront Center	150	3 - 10+	300	1,150
River Valley, West	140	3 - 10+	-	750
Totals	510	-	-	3,750

Note: Riverfront/Main Street, and the Star/Chinden Gateway Mixed-use Areas will also have associated residential, included in the mixed-use housing column

Generational Drivers, Shifting Needs, and Disappearing Affordability

Americas two largest population “bulges” are **Millennials** (aged 25 to 40 as of 2021) and **Baby Boomers** (now 57 to 75), and their changing life-stages are the dominant factor in housing demand trends. With the heart of the Millennial cohort now in their early thirties, this group is driving most of the surge in starter home demand. Because a large portion of them delayed entering the for-sale market, that “natural” life-stage demand shift is coupled with additional pent-up demand. Meanwhile, housing affordability challenges have led to a prolonged stretch of above average multifamily rental demand, especially for younger Millennials still in their late twenties.

Boomers, on the other hand, are more of a mixed bag. As they now fully occupy the empty nester and retiree life-stage, many are opting to simplify and downsize their living arrangements, with increased demand for condos and other ownership attached products, along with a smaller portion shifting back to rentals (again, partly due to affordability issues). Yet another segment of Boomers are opting to hang onto the added breathing room in their now less-crowded, if oversized, houses (partly out reluctance to enter the skyrocketing housing market as a buyer once again.

Both **Millennials and Boomers** have shown greater awareness of, and preference for walkability and certain elements of traditional neighborhood design (alleys, sidewalks, smaller yards), though many are now coming to accept a more suburban take on those elements.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.

Implementation

- H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park to a future City of Middleton connection.
- I. Design parks that provide adequate green spaces and consider conservation of water in the design.

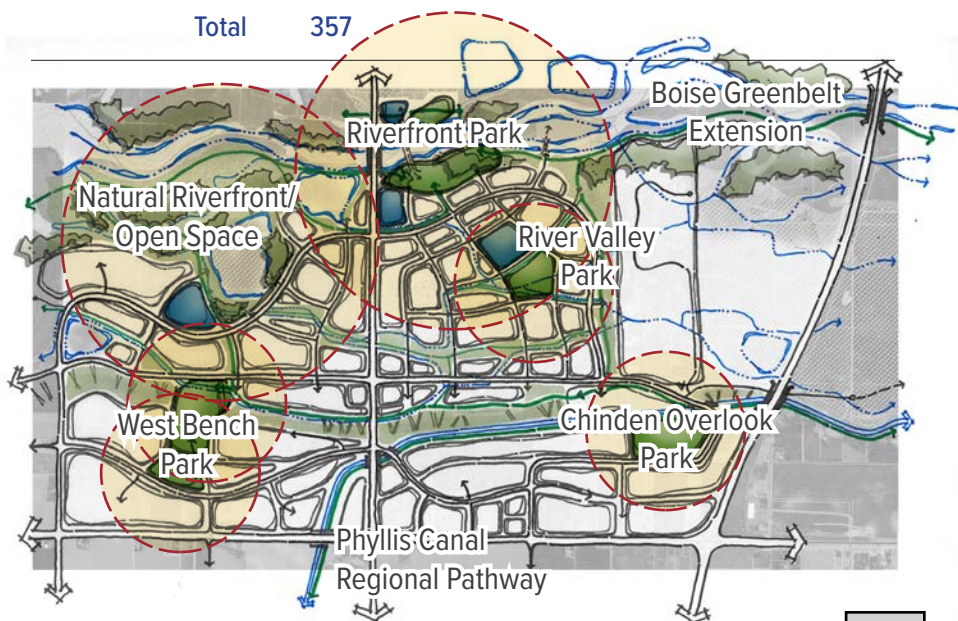
PARKS AND RECREATION FRAMEWORK

The Parks and Recreation Framework focuses on Boise River access, riverfront amenities, and extension of the Boise Greenbelt pathway system along the River and through the Riverfront Center/Main Street area. Four formal parks and one larger natural/open space preservation area have been identified for the system, and allows varying focal points and use as defined in the table below. Each park serves as a central unifying feature for the neighborhoods in the Subarea.

An internal off-street pathway network connects each park and neighborhood, mainly along existing water conveyance facilities. Two regional pathways connect the area to the larger region, through the Boise Greenbelt System, and along the Phyllis Canal. A north/south greenway area buffers new neighborhoods from existing rural neighborhoods. The framework map shows the park system along with a walkability radius of a 1/4-mile for most parks, and a 1/2-mile for the Riverfront Park and Natural Riverfront/Open Space.

General Parks Program by Park

Park	Acreage	Type/ Key Amenities
Riverfront Park	30	Amphitheater and open areas for markets, festivals; access to water recreation
River Valley Park	12	Neighborhood-scale open fields and playgrounds; community gardens
Chinden Overlook Park	20	Larger fields, dog parks, playgrounds
West Bench Park	35	Neighborhood-scale open fields and playgrounds; community gardens
Natural Riverfront/Open Space	260+	Naturalized pathways, boardwalks, educational interpretation, fishing access, wildlife viewing



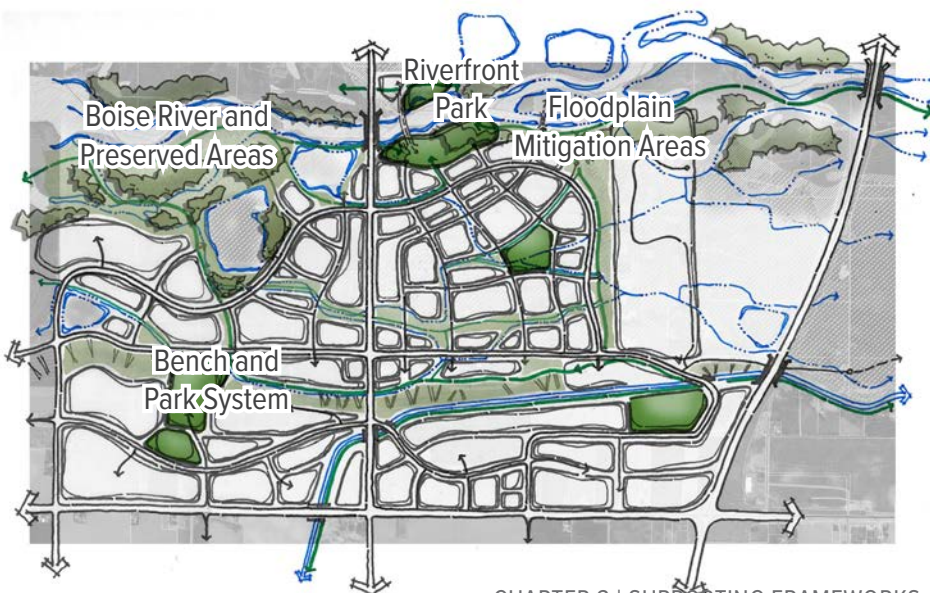
NATURAL RESOURCES

The Subarea offers a unique chance to comprehensively plan a large, ecologically interconnected landscape to accomplish a new, sustainable pattern of growth that honors the surrounding natural resources associated with the Boise River.

The floodway includes the River and the area immediately adjacent that is the primary conveyance for floodwaters. It is the most dangerous part of the floodplain, needs to remain open and clear of obstructions. Federal and local regulations prohibit encroachments within the floodway that result in any increase in flood elevations. Future recommended land use in the floodway consists of natural trails, riverfront parks, and greenways that connect to parks and greenways throughout the Subarea. Obstructions such as buildings, fill, or structures that can trap debris should not be in the floodway. It is also recommended that the natural channel of the Boise River remain unchanged as much as possible.

The 100-year floodplain includes land outside of the floodway inundated during flood events with a 1% chance of occurring in any given year. Areas within the floodplain either convey or store floodwater depending on the surrounding topography. For example, when floodwaters approach a constriction in the river such as the Star Road bridge, eddies form outside of the main flow path upstream and downstream of the bridge. These areas are known as ineffective flow areas, and they store but do not convey flood water. Ineffective flow areas can also form in areas of the floodplain that cannot flow through back to the river due to the topography.

Development within ineffective flow areas of the 100-year floodplain, such as the locations designated for City Hall and MU development upstream of Star Road, will help minimize development impacts to flood conveyance. However, it is recommended for all development in the 100-



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.

Implementation

- C. Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.

year floodplain that additional storage areas be set aside to compensate for the loss of flood storage volumes caused by development. This should occur on both on a site and regional scale where the parks and greenways provide compensatory flood water storage for the surrounding area and individual sites provide detention and/or retention for smaller storm events. Although the amount of land needed for compensatory flood storage and on-site detention will vary, it is generally recommended to set aside 10 to 20% of the land adjacent to the development for these purposes.

The 500-year floodplain includes areas of lesser flood hazard that generally have lower flood depths and velocities than areas within the 100-year floodplain. These areas are not considered "Special Flood Hazard Areas" and development is not required to be regulated by FEMA or the National Flood Insurance Program. Although the flood hazard is less, there is still chance of flooding and the same development recommendations that apply to the 100-year floodplain are suggested for the 500-year floodplain.

Other natural resources that should be considered include high groundwater and irrigation laterals that run through the Subarea. Irrigation laterals are important to preserve to support continued agriculture operations. High groundwater can preclude the development of structures with basements, but can provide an opportunity for creating ponds, wetlands, and other features that enhance the surrounding natural resources.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Water and sewer services are provided by the Star Sewer and Water District. The recent addition of the southern regional sewer lift station located west of Star Road and north of Joplin Road, as well as upgrades to the existing wastewater treatment membrane bioreactor facility will help ensure that the Subarea can be adequately served with sewer services. Wastewater from the Subarea will be collected in 8" to 18" diameter sewer mains that run to the new lift station. From the lift station, wastewater is pumped through a pressure sewer line to the Star wastewater treatment facility located north of the Boise River and south of West State Street.

The existing water system currently extends to a point along Star Road north of the Boise River and north of Coriander Lane. The future water system plans include serving the Subarea with 16", 12", and 10" water mains that would connect to the existing 12" main in Star Road. Other future water system improvements that will help provide adequate water supply to the Subarea include a booster station north of Chinden and east of Central Valley Expressway (SH 16) and additional wells located east and west of Star.

It is expected that the capacity of dry utilities, including electric and communications, systems can be expanded as needed to serve the SotR Subarea. Electric is provided by Idaho Power, telephone is provided by Century Link, and cable is provided by several companies including Cable One, Direct TV, and Dish Network. Natural Gas is provided by Intermountain Gas.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives

- A. *Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.*

Implementation

- B. *Adopt and implement guidelines and standards for energy conservation practices within city facilities.*
- C. *Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.*

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

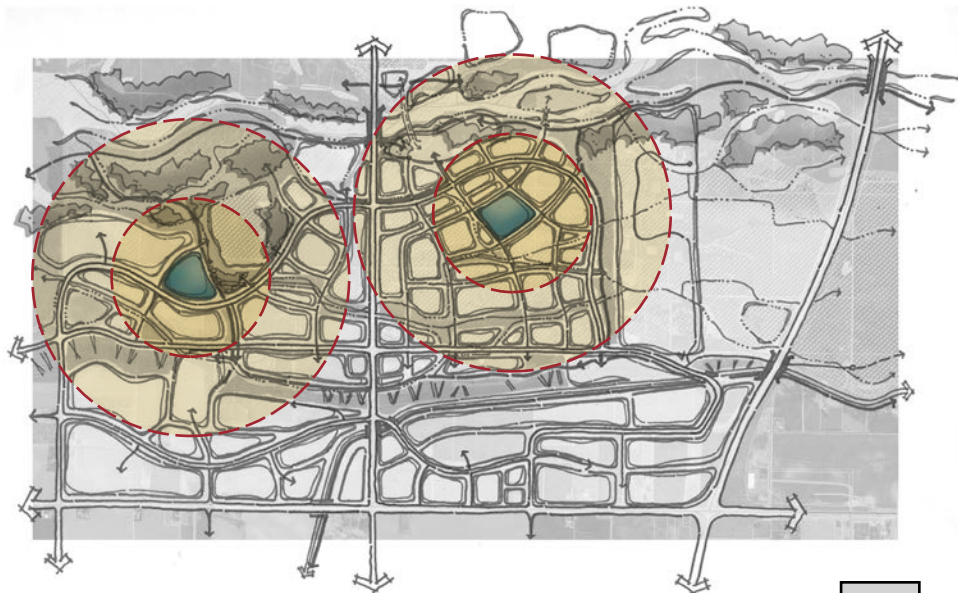
- B. *Work with the school districts to coordinate new school locations, which use existing or future city infrastructure.*
- C. *Where appropriate, the city and the school districts should share facilities.*
- L. *Locate elementary and middle schools within residential neighborhoods to facilitate walking and reduce bussing costs for the districts. It should be discouraged to locate elementary and middle schools on collector and arterial roadways as defined by the Regional Functional Classification Map. High schools may be located on arterials.*

SCHOOLS FRAMEWORK

Schools will need to be closely coordinated with West Ada School District, however the illustrative vision plan include potential locations for two elementary or middle school campuses within the area. Both locations are central to the River Valley and Riverfront Neighborhoods, and are located along local street networks as well as a robust off-street pathway system contributing to safe routes to school, as laid out within the Comprehensive Plan.

Both schools are also co-located with park and open space which could be shared with the school or designed and maintained by the City or homeowners association.

Each potential school location is identified in the framework map below, with 1/4-mile and 1/2-mile walk distance radii shown, with the coverage generally extending through the majority of the River Valley.



COMMUNITY DESIGN

The Subarea Plan expands the existing CBD to create an expanded Downtown for the City. The Subarea anticipates mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Architectural guidelines specific to the CBD to guide future development and create a sense of place and continuity throughout the CBD. These guidelines include architectural style, building design and materials, street frontages and pedestrian amenities, and site design. These character palettes are illustrated on the following pages.

Buildings throughout the CBD should anticipate mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Wide sidewalks and ample pedestrian amenities are encouraged in the CBD to enhance walkability and encourage alternative modes of transportation. Buildings should be constructed of natural materials and colors, with metal and white being used to accentuate other materials.

Imagery Palette

Through the public open houses in April, attendees were asked to select the most appropriate imagery for four categories:

- » Riverfront Center
- » Housing and Neighborhoods
- » Community Recreation and Pathway Amenities
- » Character Features
- » Building Materials

The most selected imagery is included on the following pages and gives an idea of the overall character, and intent behind the South of the River Subarea Plan. Generally, the larger the image, the more often it was selected by respondents. Those images not selected by a majority of attendees have not been included in the associated imagery.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

16.3 Goal *Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.*

16.4 Objectives

- B. *The city should set forth criteria for building design, landscaping, signage, and other aesthetic standards.*
- G. *Adopt an Architectural Overlay District for the CBD.*

16.5 Implementation Policies

- A. *Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.*
- G. *Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.*

Riverfront Center Palette



Mixed use buildings overlooking the river, floodplains, and natural areas



Housing overlooking River, floodplains, natural areas, and floodplain mitigation areas



Greenbelt extension, integrated into commercial in the Riverfront Center



Amphitheater, gathering space and pedestrian bridge north to Riverhouse



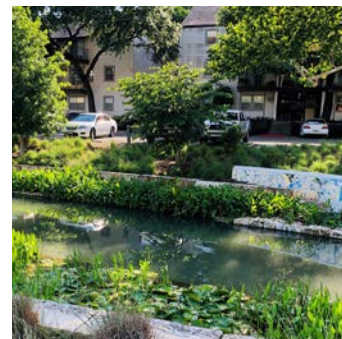
Recreational water activities within the River and associated ponds



Walkways and wayfinding



Pedestrian gathering spaces, wayfinding and public art



Housing and pathways along irrigation canals and waterways

Housing and Neighborhoods Palette



Large-lot, detached, single-family



Waterfront single-family



Clustered-density single-family



Detached, single-family, cottage courts



Thematic sitting areas blended with landscape



1-story, attached, single-family 4 to 8 units



2-story, attached, single-family townhomes



2-story live/work industrial residential

Community Recreation and Pathway Amenities Palette



Walks along irrigation laterals and ditches and secondary Riverways



Naturalized areas and boardwalks



Greenbelt extension and bridge connection to Riverhouse



Fishing access and fly-casting courses



Amenitized trailheads



Internal pathway system connecting to regional network



Equestrian trails



Interactive water features and splash pads



Festival and market areas



Amphitheater



Community gardens



Water recreation



Wildlife viewing



Recreation fields and courts



Recreation center



Public art and music

Character Features Palette



Outdoor dining



Planters and landscaping



Integrated xeriscape and native landscaping



Integrated seat walls in the public realm



Banner signage and wayfinding



Protective canopies



Recreation space integrated in commercial center



Streetscape pavers and planting

Building Materials Palette



Stone and timber



Mixed stone, metal, and wood



Modern rustic



Standard siding on themed building



Weathered wood



Weathered wood and stone



Stone siding with metal roof



Stucco mix with pitched roofs





Chapter 4 | Implementation Plan

PURPOSE OF AN IMPLEMENTATION STRATEGY

Realizing the Plan

How can the staff and leadership of Star best work to breathe life into the shared vision and stated community goals laid out for its South of the River Subarea? How to implement the Plan? The future land use map and illustrative vision plan in this document represent the first major step in that direction. Once adopted, these maps (or refined versions) will serve as the central guiding force in translating that vision into reality. All other implementation strategies and recommendations should, ideally, all be focused on helping to shape future development towards desired build-out.

Steady but Flexible

The future land use designations, illustrative plan, and frameworks are not set in stone. The future is full of uncertainty, with chances for unanticipated hurdles and opportunities at every turn. A plan with a multi-decade development horizon such as this must be flexible enough to react to those surprises, but compelling enough to serve as a steady guide and reminder of the key vision elements worked on and agreed to by the community's leaders and stakeholders at the outset.

KEY CHALLENGES

To lay out a workable approach for plan implementation, the City of Star must grapple with a few significant conflicts and issues inherent to its community history, makeup, and values. The challenges shown here may look like unresolvable conflicts between competing priorities, but for each one there is room for creativity and compromise to help move past it.

- » Needs of Existing Residents/Businesses vs. Major Blank-Slate Opportunity
- » Semi-Rural History vs. Urban Edge Location
- » Intense Growth Pressure vs. Need for Careful Planning
- » Shared Vision vs. Diverse Private Sector Owners/Developers
- » Desire for a Downtown vs. Aversion to Density

IMPLEMENTATION RECOMMENDATIONS

This Subarea Plan centers around the illustrative vision plan informed by input from a wide variety of disciplines, all designed to proactively guide development of Star’s southern growth area. Realizing that vision will take the community, the City, and its partners many purposeful and focused steps over the course of many years, the steps also are grouped by broad recommended phases:

- » Immediate, within 6 months
- » Short-term, 0 to 2 years
- » Medium-term, 3 to 7 years
- » Long-term, 8+ years

Implementation recommendations are organized across ten topic areas generally corresponding to the frameworks described in Chapter 3, plus an overarching General/ Administrative category. Because the topic areas are interrelated, some recommendations may apply to multiple sections.

Implementation Item	Responsibility	Time Frame
General Administration		
Formally adopt the SotR Subarea Plan, including its updates to the future land use map.	City Council	Immediate
Schedule periodic reviews of the Subarea Plan to assess implementation progress—annually or every two years—could be accomplished as part of some other staff/Council workshops. <ul style="list-style-type: none"> » Reviews should evaluate and troubleshoot progress being made towards the Plan vision. » As needed and appropriate, these reviews may result in recommended changes, potentially including Subarea Plan updates, amendments to governing regulations, or consideration of new or modified financing strategies. 	City Council, Planning	Short-term
Establish process to evaluate compliance of future Subarea development proposals across Plan topic categories – including recommended actions for non-compliance.	City Council, Planning	Short-term
Land Use		
Update the official Future Land Use map in the Comprehensive Plan per adopted SotR Plan.	City Council	Immediate
As annexation occurs, rezone parcels to align with the SotR Plan’s future land use and illustrative vision plan recommendations.	City Council	Short-term
Consider adding criteria for land use diversity . <ul style="list-style-type: none"> » Initial development activity is likely to naturally favor residential, but as the area enters the mid term the City may want to prioritize projects that include commercial or mixed-use so those key Plan elements are not overlooked. 	City Council	Medium-term

Implementation Item	Responsibility	Time Frame
Transportation		
Coordinate with ACHD to add the planned collectors to the Master Street Map with the desired typologies.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Immediate
Require future development in the Subarea to plan for the proposed transportation network .	Planning, City Engineer	Short- to Medium-term
Utilize alleys for development that fronts any of the proposed collector-level roadways to minimize the number of driveways onto these roadways.	Planning, City Engineer	Short- to Medium-term
Restrict cul-de-sac street design to only areas where it is impractical for a through street.	Planning, City Engineer	Short- to Medium-term
Consider electric vehicle charging stations for public parking areas or as a commercial development requirement.	Planning, City Engineer	Short- to Medium-term
Construct a bicycle/pedestrian bridge over the Boise River at the proposed Riverfront Park site.	Planning, City Engineer, Parks and Recreation	Short- to Medium-term
Plan for enhanced crossings of all collector roadways where path users must cross them.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Short- to Medium-term
Cooperate with neighboring municipalities (especially Boise, Eagle and Meridian) to explore and encourage transit options serving the Plan area. » BRT/enhanced bus (or future driver-less-based technology) with service on Chinden and terminus park and ride facilities near Star Road could add convenience, reduce congestion and bring Canyon County commuters regularly into Star.	Planning, City Engineer, with potential support from other departments	Short-, Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Consider one or more small off-street surface parking lots in the Riverfront Center portion of the Plan to be shared across potential public and private destinations.	Planning, City Engineer	Short-, Medium- to Long-term

Economic Development

Explore the creation of a Community Improvement District (CID) as a mechanism for funding infrastructure elements. <ul style="list-style-type: none"> » A CID could help to incentivize developers by providing tax benefits and preferable home pricing structure relative to development impact fees. 	City Council, City Engineer, outside consultants	Short- to Medium-term
Consider city-funded civic elements as potential catalysts to desirable private-sector development in the Riverfront Center area. <ul style="list-style-type: none"> » Could include City Hall relocation to amphitheater, fountain(s), splash park, public art, etc. 	City Council	Short- to Medium-term
As Riverfront Center private sector gains critical mass, consider creation of a Business Improvement District (BID) to coordinate and allocate payment for district upkeep and promotional events.	City Council, business owners	Long-Term

Housing

Consider possible density bonuses or other incentives for residential or mixed-use proposals that meet certain design/aesthetic standards.	City Council, Planning	Medium-term
---	------------------------	-------------

Parks and Recreation

As a top plan area priority, plan for public facilities that enhance the ability of Star residents and visitors to interact with and appreciate the Boise River. <ul style="list-style-type: none"> » Study capital and maintenance costs associated with major riverfront Plan elements. » Consider phasing of riverfront public facilities to keep pace with surrounding development, but strive for initial investments that help to strongly associate Star with the River. 	Parks and Recreation	Short-, Medium- to Long-term
Develop options, including cost and design considerations, for bike/pedestrian trail systems improvements and extensions, especially for those that complement Riverfront Center elements discussed above.	Parks and Recreation	Short-, Medium- to Long-term
Explore options and costs for extending bike/pedestrian trail facilities that connect the SotR Plan area with the Boise Greenway.	Parks and Recreation	Short-, Medium- to Long-term
Coordinate expansion of the Subarea’s internal parks, open/greenway areas and connecting trails to be consistent with surrounding development.	Parks and Recreation	Short-, Medium- to Long-term
In approximately 3 to 5 years, study usage patterns of Star’s parks and trail facilities (including those at the riverfront). <ul style="list-style-type: none"> » In Star, developers pay per-unit development impact fees (DIFs) to fund parks and recreation expansion, allocated in proportion to the increase in system demand those units generate—so this study will help ensure equitable cost sharing via development impact fees. 	Parks and Recreation	Medium- to Long-term

Implementation Item	Responsibility	Time Frame
<i>Natural Resources</i>		
<i>Study hydrology, irrigation systems and elevation data to establish or revise floodplain designations and inform land use code elements addressing potential hazard</i>	<i>City Engineer, Developers (at development submittals)</i>	<i>Short-Medium-term</i>
<i>Review studies on the Boise River ecological system, supplementing as needed, to ensure that changes to the built environment—especially at the riverfront —work in harmony with those systems.</i>	<i>City Engineer</i>	<i>Short-Medium-term</i>
<i>Coordinate with the Treasure Valley Land Trust on preserved areas for conservation, floodplain mitigation, etc. along the Boise River.</i>	<i>City Engineer</i>	<i>Short-Medium-term</i>
<i>Public Services, Facilities, and Utilities</i>		
<i>Model future water, sewer, electrical power, and communications capacity and identify needed improvements for future development in the Area</i> <ul style="list-style-type: none"> » <i>Ensure that anticipated water and sewer facility needs are reflected in Star’s Capital Improvement Plan.</i> 	<i>City of Star Water and Sewer, City Engineer</i>	<i>Short-Medium-term</i>
<i>Review ability of existing funding mechanisms to equitably meet anticipated capital improvements needs based on above findings.</i> <ul style="list-style-type: none"> » <i>Consider alternate or complementary funding mechanisms such as a Community Infrastructure District (CID) that may be more attractive to developers.</i> 	<i>City Council, Planning, City of Star Water and Sewer, City Engineer</i>	<i>Short-Medium-term</i>
<i>Study feasibility of moving City Hall facilities to the proposed Riverfront Center area of the Plan.</i> <ul style="list-style-type: none"> » <i>Study should include project costs, traffic impacts, and potential funding sources, including possible sale of existing City Hall facility.</i> » <i>Relocation of those facilities would help to establish that area as a civic focal point, and association with Riverfront would contribute to positive branding of Star.</i> 	<i>City Council, Planning, City Engineer</i>	<i>Short-Medium-term</i>
<i>In conjunction with City Hall relocation or as stand-alone, consider construction of a public gathering space to anchor the Riverfront Center area.</i> <ul style="list-style-type: none"> » <i>Project should include lawn/plaza space for events such as periodic farmer’s markets and could feature outdoor amphitheater/band shell, fountain, splash park, etc.</i> » <i>Such projects are good candidates for partial charitable funding but could also consider developer contribution if project is likely to disproportionately benefit nearby private parcels.</i> 	<i>City Council, Planning, Parks and Recreation</i>	<i>Medium-term</i>

POTENTIAL FUNDING MECHANISMS

Community Infrastructure District (CID)

CIDs allow property owners in Idaho to form a district boundary in which owners share costs for major district-wide infrastructure projects. A district can float bonds (not City-backed) which are repaid via tax-exempt assessments of members. It is important to set initial boundaries carefully so that cost-sharing is equitably tied to infrastructure benefits. CIDs can even be used to cover developer impact fee payments.

Development Impact Fee (DIF)

Idaho allows cities and counties to charge one-time DIFs on new construction, usually on a per-unit or per-square-foot basis, calculated to fairly distribute the costs of infrastructure. Jurisdictions can set their own rules for what costs are covered. Currently, Star collects DIFs to pay for infrastructure related to parks and recreation (while ACHD and ITD collect their own to cover major road costs).

Local Improvement District (LID)

An alternative to CIDs, LIDs also help owners share costs for mutually beneficial infrastructure. LIDs tend to be more project-specific, rather than covering a variety of costs within a large district. LIDs also allow for bonding, but lack the tax-exemption advantage of a CID.

Urban Renewal Authority(URA)/Tax Increment Financing (TIF)

URAs are popular in Idaho and elsewhere for addressing costs for certain public infrastructure and even some land assembly within a set district. Funding is via TIF, where the district is allowed to retain the increase (increment) in property taxes that occur within it. The URA/TIF arrangement can be more complex and politically challenging, in part because it requires an initial finding of blight within a district (more difficult on rural/agricultural land).

Business Improvement District (BID)

A BID can be formed in downtowns or similar areas where owners agree to pool funds, via annual assessment, for mutually beneficially maintenance and promotional costs. Such a structure is not appropriate yet in the Plan Area, but could be worth considering in the Riverfront Center area once development has gained sufficient momentum.

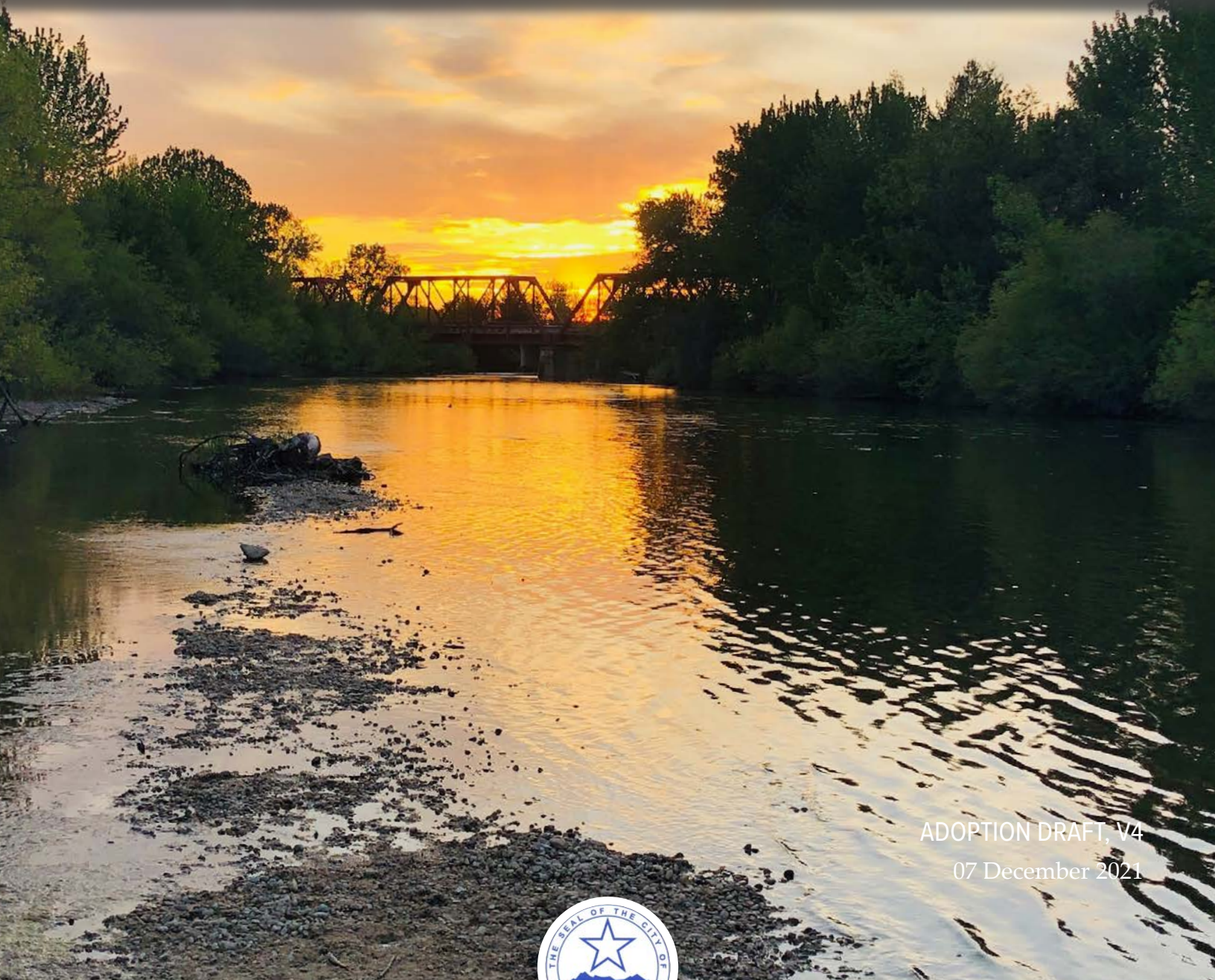
Proportionate Share

Proportionate Share is not technically a DIF, but with each new development submittal, ITD determines the effect and level of impact of that development. The developer then pays the City of Star directly at rates determined by ITD, and the City of Star holds these funds to pay for improvements, or to partner with ITD on combined and larger-scale facility improvements. A recent example of this cost-share option has been used on the State Street Widening Project.



South of the River Subarea Plan

WHERE RIVER AND OPPORTUNITY MEET



ADOPTION DRAFT, V4
07 December 2021







Contents

ACKNOWLEDGMENTS	V
CHAPTER 1 INTRODUCTION	1-1
General Description	1-1
Process	1-2
Key Concepts	1-3
Existing Conditions	1-4
Purpose and Alignment with the Comprehensive Plan	1-8
CHAPTER 2 VISION	2-1
Overview	2-1
Illustrative Vision Plan and Key Concepts	2-2
CHAPTER 3 SUPPORTING FRAMEWORKS AND COMPREHENSIVE PLAN GUIDANCE	3-1
Overview	3-1
Land Use Framework	3-2
Transportation Framework	3-4
Economic Development Framework	3-6
Housing Framework	3-8
Parks and Recreation Framework	3-10
Natural Resources	3-11
Public Services, Facilities, and Utilities	3-13
Schools Framework	3-14
Community Design	3-15
CHAPTER 4 IMPLEMENTATION PLAN	4-1
Purpose of an Implementation Strategy	4-1
Key Challenges	4-2
Implementation Recommendations	4-3
Potential Funding Mechanisms	4-7



Special thanks to all that provided their input throughout the process

- | | | | | |
|-------------------|--------------------|---------------------|----------------------|--------------------|
| Norm Ahrens | Karen Donaldsen | Cody Hunter | Margo Meade | Larry Taylor |
| Karen Ahrens | Neil Donaldsen | Jim Hunter | Jeffrey Miller | John Tensen |
| Melodye Andrade | Debbie Dougherty | Travis Hunter | Julie Miller | Mary Teuscher |
| Sarah Arjona | Marj Dougherty | Kim Ingraham | Nathan Mitchell | DeAnn Thomas |
| Nancy Ax | Michael Dougherty | Lynn Ishii | Colleen Moore | Pat Thomas |
| Lisa Aus | Jamie Doshier | Ron Ishii | Richard Moore | Jared Thompson |
| Jackie Baldwin | Jeremy Doshier | Tracey Janssen | Tom Moroney | Robert Tiedemann |
| Kelli Barreto | C. Doyle | Helen Jones | Cheryl Morrow | Renee Tiner |
| Kristen Battey | Pat Doll-Fallstrom | John Jones | Jerry Morrow | Randy Tiner |
| D. Baumann | Pam Eaker | Carla Karnes | Gina Mulhern | Chris Todd |
| Kristie Bean | Daniel Ehnstrom | Gary Keeler | Diane Murdock | Bill Toft |
| Rick Bean | Nancy Ehnstrom | David Keyes | Shawn Murdock | Chris Toll |
| Dan Bertuleit | Wendy Everett | Dustin Keyes | Sandy Mulchay | Theresa Toll |
| Tamsen Binggeli | Pat Ewing | Sara Keyes | Bill Musser | Renee Trommler |
| Reid Blackburn | Phil Ewing | William Kinard | J. Craigie Naylor | Robert Trommler |
| Gerry Boren | Bob Fehlman | Leslie Kinch | Mike Olsen | Todd Tucker |
| Linda Boren | Bill Fenn | Tony Kinch | Juli Page | Jon Turnipseed |
| Erika Bowen | Carol Fenn | Kurt Krause | Bob Peloquin | Mary Jo Turnipseed |
| Judith Britton | Dyan Ferren | Elizabeth Kuck | Marian Peloquin | Elise Vanassche |
| Joan Brown | Howard Ferren | Jason Kusar | Jeff Peterson | Josh Vanassche |
| Jerry Brucks | Terry Fesler | Maria Kusar | Charlene Phillips | Donna Vidergar |
| Liz Brucks | Crystal Fessenden | Danielle Lafountain | Mark Phillips | Matt Vraspir |
| Candee Bulyog | Scott Fiske | Chris Laraway | Bonnie Pierson | Mark Wasdahl |
| Michael Bulyog | Jerry Gage | Nancy Leeds | Craig Pierson | Bob West |
| Daryl Carbonari | Wendy Gantt | Janice Leighton | Heidi Prigge | Carol Westphal |
| Joan Carlson | Chris Gilbert | Terry Leighton | Ruby Pike | Frank Whipple |
| Kristina Carlson | Melanie Gilbert | Kameron Lemon | Sam Powell | Mary Whipple |
| Tom Carlson | Richard Girard | Alan Leon | Candy Priand | John White |
| Mel Carr | Scott Givens | Gary Leonhardt | Mark Priand | Shelly White |
| Karen Carson | Charlene Greene | Dan LeRoy | Jacob Qualls | Dortha Wickstrom |
| Robert Carson | Steve Greene | Linda LeRoy | Arlene Nelson Randal | Denny Wickstrom |
| Nancy Chalmers | Jeanette Griggs | Roger Lewis | Becky Reynolds | Kevin Wickstrom |
| Tom Chalmers | Dale Gross | Linda Lieberg | Lauren Reynolds | Rob Wickstrom |
| Barbara Chambers | Brian Gustafson | Scott Lieberg | Marcy Reynolds | Scott Wickstrom |
| Joe Chase | Jan Gustafson | Brad Little | Larry Robertson | Kim Wickstrum |
| Randy Clarno | Donna Hageman | Dara Lopes | Kent Rock | Margaret Wilson |
| Bill Claxton | John Hageman | Todd Lovell | Deborah Rogister | Phillip Wilson |
| Larry Clucas | Tim Haney | Daniel Ludwig | Pat Rounds | Tina Wilson |
| Ken Couch | Daniela Hansell | Marilyn Ludwig | Rick Salmonsens | Denise Winston |
| Michael Crenshaw | Roger Hart | Joan Maier-Bone | Lori Saxton | Doug Winston |
| Michelle Crenshaw | Elena Hauge | Amanda McAllister | Marvin Saxton | Brandon Wood |
| Barb Daggett | Bobbie Hobson | Dan McAllister | Karen Schmidt | Bruce Wood |
| Tom Daggett | Dave Hobson | Laura McCauley | Barbara Schulz | Susan Wood |
| Denis Daly | Alan Hodge | Jim McCoy | Nick Schulz | William Wright |
| Norris Dancer | Christine Hover | Kathleen McCoy | Mike Simson | Robert Young |
| Vanessa Dancer | Craig Hover | Dan McGetrick | Steven Siwek | |
| Bob Dauphinais | Meredith Hudson | Mary McInnis | Matt Spacey | |
| Sherri Dauphinais | Carl Hughes | Leslie McLean | Glenda Sparling | |
| Karen Demarest | Linda Hughes | Kelly Meade | Julie Strausser | |



Acknowledgments

MAYOR & CITY COUNCIL

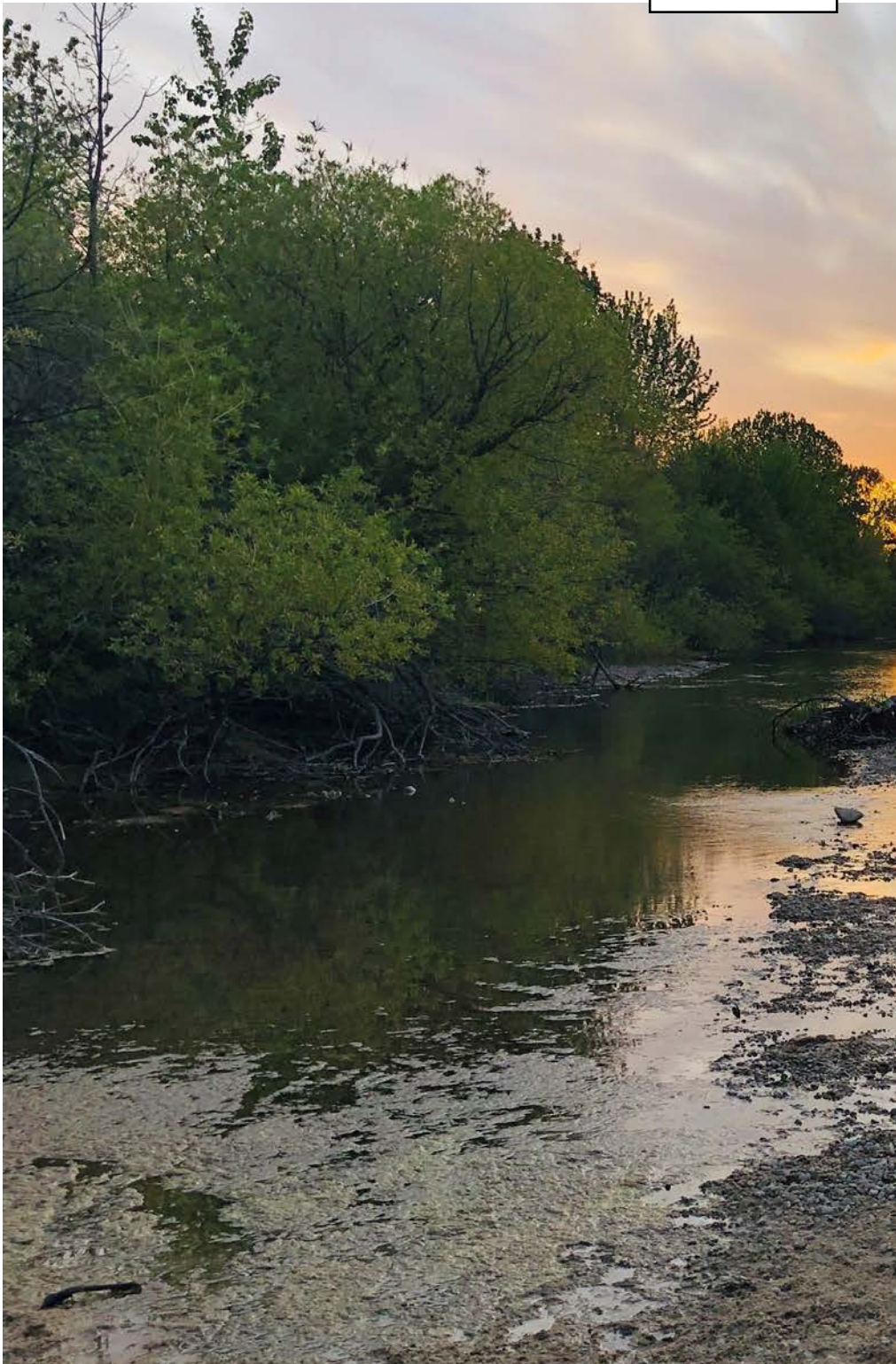
Mayor Trevor Chadwick
David Hershey
Michael Keyes
Kevin Nielsen
Jennifer Salmonsens

CONSULTANT TEAM

Logan Simpson
Kittelson & Associates
Leland Consulting Group
Harmony Design & Engineering

CITY STAFF

Ryan Field
Shawn Nickel





Chapter 1 | Introduction

GENERAL DESCRIPTION

The South of the River Subarea Plan comprises the area south of the Boise River to Chinden Road and between State Highway 16 (SH 16) and the north extension of Can-Ada Road. The entire area lies outside of the City’s municipal boundary but within the Area of City Impact. This planning effort aims to create a unique community for the City of Star and capitalize on its adjacency to the Boise River.

While implementing the Subarea Plan will occur over a longer time, the City and its growth area are already experiencing immediate growth pressure. While currently rural, and including active agricultural operations and large-lot residential subdivisions, this area is located between some of the busiest roads in the region, has seen recent infrastructure improvements, and lies adjacent to new community facilities and development.

While many landowners have no plans to develop, the City has undertaken this proactive approach to create a Plan before development happens haphazardly. This is a chance to do it right—to create a sustainable community that respects the natural environment and promotes quality development, housing choices, amenities, and transportation options—*a chance to create a truly unique community in the Treasure Valley of which residents and visitors can be proud of.*

PROCESS

Early Visioning

In November 2020, City staff and consultants facilitated a visioning meeting with Mayor and City Council to gather feedback and guidance on the goals and objectives for the Subarea Plan defined on the previous pages.

Preliminary Concept Round-tables

In February 2021, City staff and consultant team hosted a series of four small group round-tables via Zoom with property owners, city residents, public agencies, and key developers, to review and refine preliminary draft concepts. These meetings provided key stakeholders the opportunity to comment on technical aspects for feasibility, land use mix, graphic refinement, and policies, and respond to questions:

- » Which ideas did you like best?
- » What additional ideas do you have?
- » What other constraints or technical issues are missing?

A summary and digital version of the round-tables were posted online for those unable to attend.

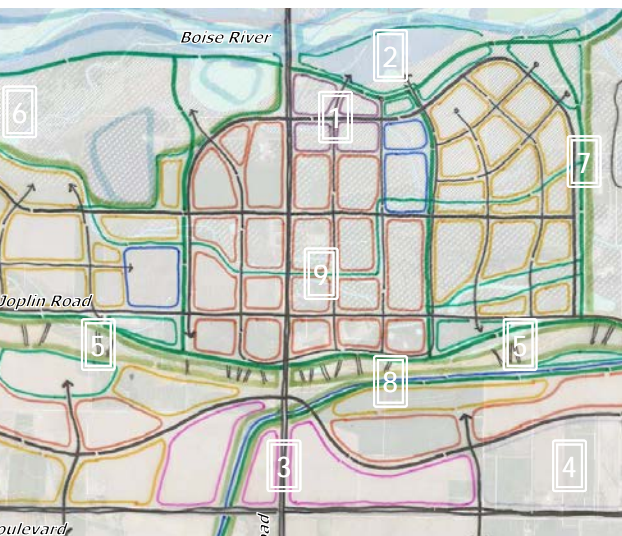
Early concepts, shown at left, included ideas on:

Concept 1:

1. Riverfront mixed-use center and civic area
2. Mixed-use gateway
3. Mixed-use corridor
4. Regional/community commercial
5. High end overlook residential
6. Central park/school/mixed-use
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal trail system
9. Internal greenway/trail system

Concept 2:

1. Riverfront mixed-use center
2. River-oriented park space/open space
3. Mixed-use gateway
4. Flex/light industrial/commercial
5. Overlook parks (with high and low sections)
6. Expanded open space and consolidated drainage areas
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal Trail System
9. Internal Greenway/Trail System



Open House Events

In April 2021, the City of Star hosted a series of open houses on to review background information, concepts, big ideas, and character preference. Over 200 residents and stakeholders attended the events, organized into three stations (below), and a digital version was posted online for those unable to attend.

- » Background Information including existing conditions and guiding information for the Subarea.
- » Preliminary Concept illustrating key ideas and conceptual layout for the Subarea.
- » Visual Preference character imagery in regard to housing options, amenities, building materials, and character.

KEY CONCEPTS

From the open houses, attendees offered feedback on those big ideas that they appreciated, and thought would work well within the Subarea.

Economic Development:

- » Riverfront mixed-use center and civic area
- » Mixed-use gateway
- » Regional commercial, flex, and light industrial along Chinden

Housing:

- » Diversity of neighborhoods
- » High-end overlook and Riverfront residential
- » Greenway buffer to existing rural residential areas

Parks and Recreation:

- » New pedestrian bridges over the River to the Riverhouse, recreational rentals and fishing ponds
- » Overlook/ double-decker park system to connect above and below-bench
- » Central park/ school/ mixed-use in each River Valley neighborhood

Natural Resources:

- » Expanded open space and consolidated drainage areas
- » New series of ponds and open space on the south side of the River
- » Regional Boise Greenbelt and Phyllis Canal trail system connecting to other communities
- » Internal greenway/ trail system

Transportation

- » Road expansion and new pathways and bridges
- » New highway connections, integrated transportation technology and intersection types that move transportation quickly
- » Highly connected local road systems
- » Access to future micromobility options such as bike rentals, electric bikes, scooters, etc.



EXISTING CONDITIONS

The Existing Conditions map highlights opportunities and constraints within the Subarea, including the Boise River and its hydrology and floodplains, water conveyance facilities, and the steep bench just south of Joplin Road.

Section 6, Item A.



- Map Legend:
- Floodway
 - 100-Year Floodplain
 - 500-Year Floodplain
 - Contour Lines



EXISTING CONDITIONS

Land Use

The existing land uses within the Subarea are primarily agriculture, small-scale retail development, open space, and low-density residential development. New residential developments at higher densities have already begun adjacent to the Subarea. Future development of the Subarea must recognize the agricultural heritage and create a sense of place. The current future land use designations based on the Comprehensive Plan are primarily mixed-use and commercial with low- to medium-density residential designations. As depicted in the existing future land use map, it is unlikely that the amount of commercial and mixed-use product currently denoted could be supported. The Subarea plan refines uses to represent current market conditions and a greater variety of land uses.

Transportation

The Subarea is primarily served by Chinden Boulevard and Star Road. Currently, Star Road and Chinden Boulevard do not meet performance standards, and the intersection of Star Road and Chinden Boulevard has the highest crash history within the Subarea. The Chinden Boulevard and State Street intersections with Star Road are slated for widening with potential Continuous Flow Intersections (CFIs). Star Road, Chinden Boulevard, and State Street are all anticipated to be widened to four or five lanes. ACHD is also expanding the Boise River bridge on Star Road. The current lack of connectivity is addressed in the Subarea Plan to reduce the impact of growth on traffic. However, the Bench makes connections between the River Valley and higher elevations more complex and poses a potential barrier to development that must be accounted for. Transit, trails, micromobility options (e.g., bike share, electric bikes, scooters, etc.), and bike paths are limited in the Subarea.

Economic Development

The Subarea could be an economic driver for the City, extending Star’s Downtown and creating new retail, civic, and entertainment areas. Per decade, the Subarea could support the growth of approximately 125 to 175 acres of residential land, serving 500 to 725 units and about 5 to 10 acres of retail and office use, accommodating 30,000 to 50,000 square feet of development. Over time, and as continued residential development evolves, additional retail and commercial areas would become market-supportable. Key transportation arterials such as the extension of SH 16, its interchange with Chinden Boulevard, and Star Road also contribute to higher traffic counts, resulting in more market-supported uses. The Subarea Plan seeks to provide new forms of retail and entertainment areas, ensuring that Star continues its reputation as the place to be.



Parks and Recreation

The Boise Greenbelt currently runs from Lucky Peak Reservoir to the City of Eagle and eventually connects to the Snake River. There is now the opportunity to extend the Boise River Greenbelt through the Subarea to further the goal of a regional pathway system connecting Star’s northern river pathway system to Eagle (and Eagle Island State Park), Garden City, and Boise. In addition, this Subarea Plan presents the opportunity to incorporate a regional pathway along the Phyllis Canal to provide additional connections and recreation opportunities to the residents and visitors of Star. The River and canals are part of Star’s history and help define its sense of place.

Natural Resources

The on-site environmental features are associated with the hydrology of the Boise River and its floodplain. The floodway itself limits development at the north end of the Subarea, and the 100-year floodplain buffers the floodway, extending further south on the east side of Star Road. The 500-year floodplain covers much of the River Valley, in some cases extending nearly all the way to the Bench. The Bench extends across the lower third of the site, drastically transitioning roughly 40-feet from the River Valley up to the Chinden Boulevard area. A variety of wildlife species and aquatic species exist throughout the River Valley. Ponds and wetlands adjacent to the River create additional habitat. Multiple water conveyance facilities exist throughout the Subarea, and the Phyllis Canal, crosses Chinden Boulevard just west of Star Road and continues to follow the Bench as it continues eastward under SH 16.

Public Services and Facilities

Recent improvements to sewer infrastructure, including a new lift station, offer development opportunities for the Subarea. With these improvements, both water and sewer main lines are relatively easy to connect. The Star Riverhouse on the north side of the River provides a community facility, with kayak rentals and fishing ponds. This facility offers a pivotal anchor to the new Riverfront Center outlined in the Subarea Plan.



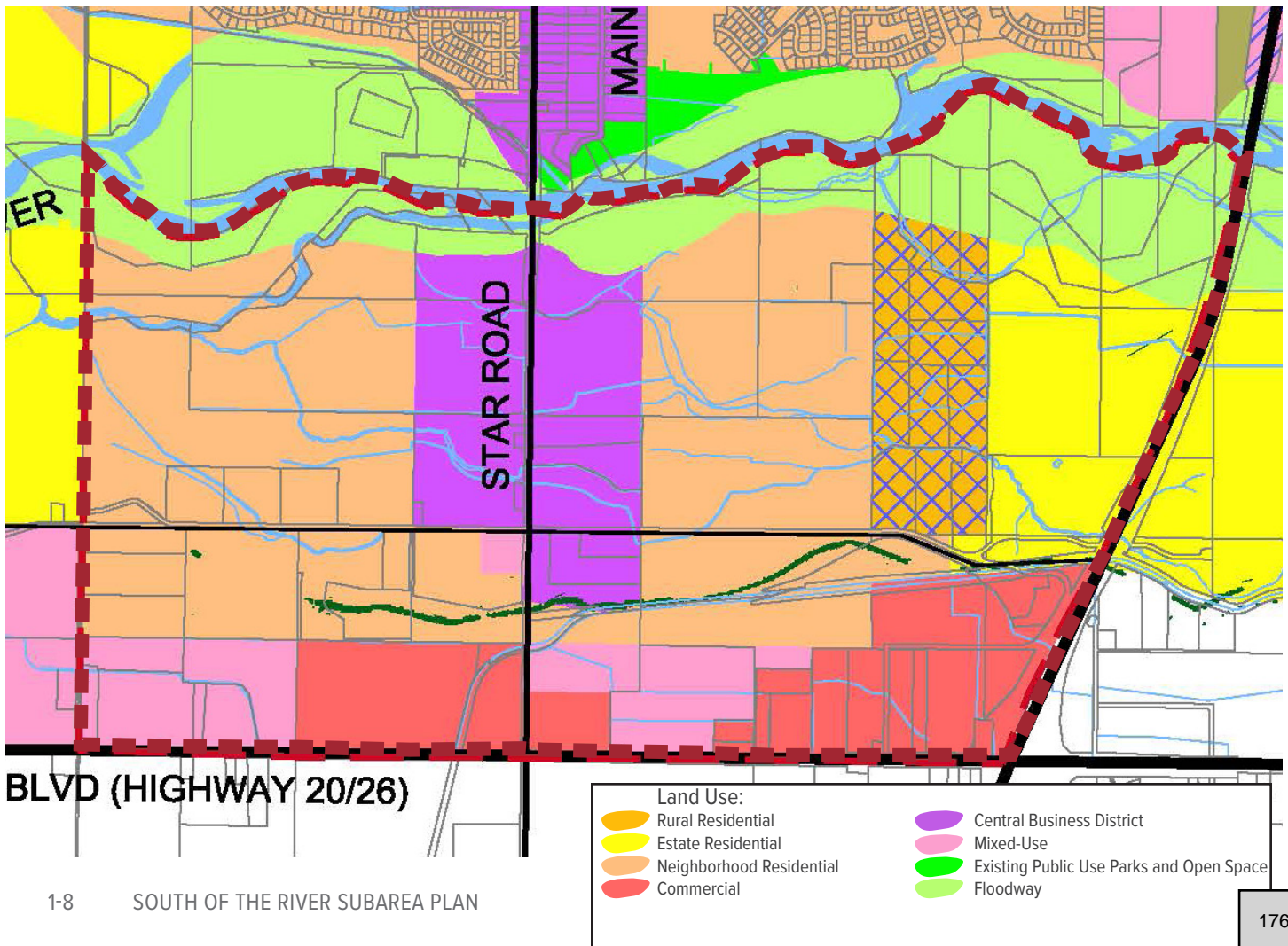
PURPOSE AND ALIGNMENT WITH THE COMPREHENSIVE PLAN

Comprehensive Plan

The Subarea Plan has been developed to align with the overall vision, goals and objectives within the earlier chapters of the 2020 Comprehensive Plan, while adding additional detail for this area. On the following pages, the Land Use Map, the Economic Corridors Access Management Plan (ECAMP) Map, and the Recreation and Pathways Map have been updated to reflect this increasing level of detail within the Subarea.

In addition, within Section 3 of this Chapter, specific goals have been extracted in relation to key sections throughout the document, while additional objectives and implementation policies have been merged into the main text of the Comprehensive Plan Chapters.

Existing Subarea Land Use Map

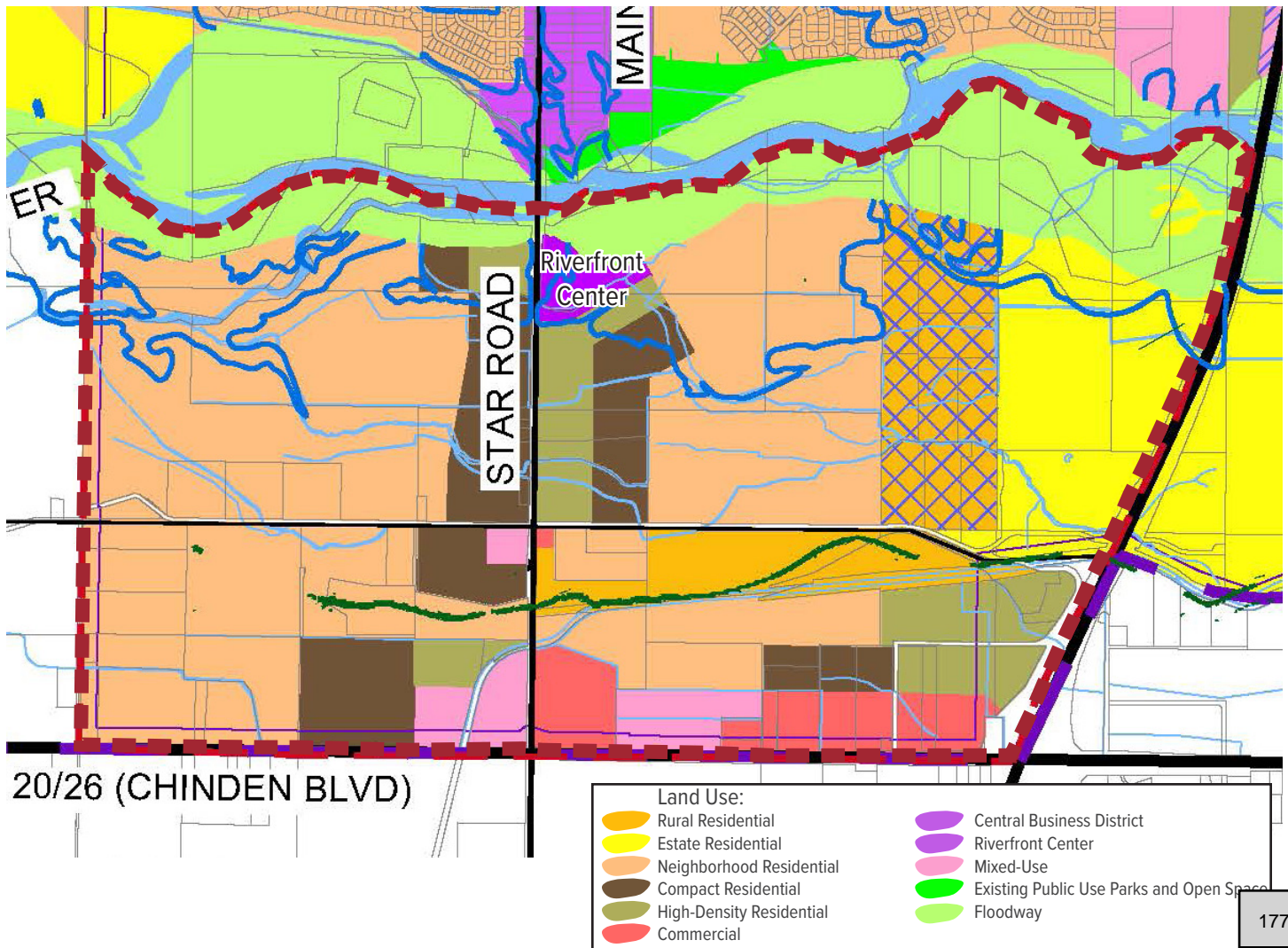


Existing and Updated Land Use Map

While the future land uses were general placeholders in the previous map, the updated Land Use Map:

- » Is more closely aligned with how City leadership, residents may expect the area to accommodate in-progress development submittals and build out,
- » Offers a more market-supportable balance between housing and commercial areas;
- » Integrates open space and amenities throughout the Subarea, identifying potential locations and connectivity;
- » Provides a greater degree of connectivity in both the transportation and pathway systems;
- » Integrates and defines a new land use category for the Riverfront Center; and
- » Aligns with adjacent communities' land use, transportation and pathway plans; and
- » Builds on the natural assets and other waterway and topographic features within the area of the Boise River.

Updated Subarea Land Use Map

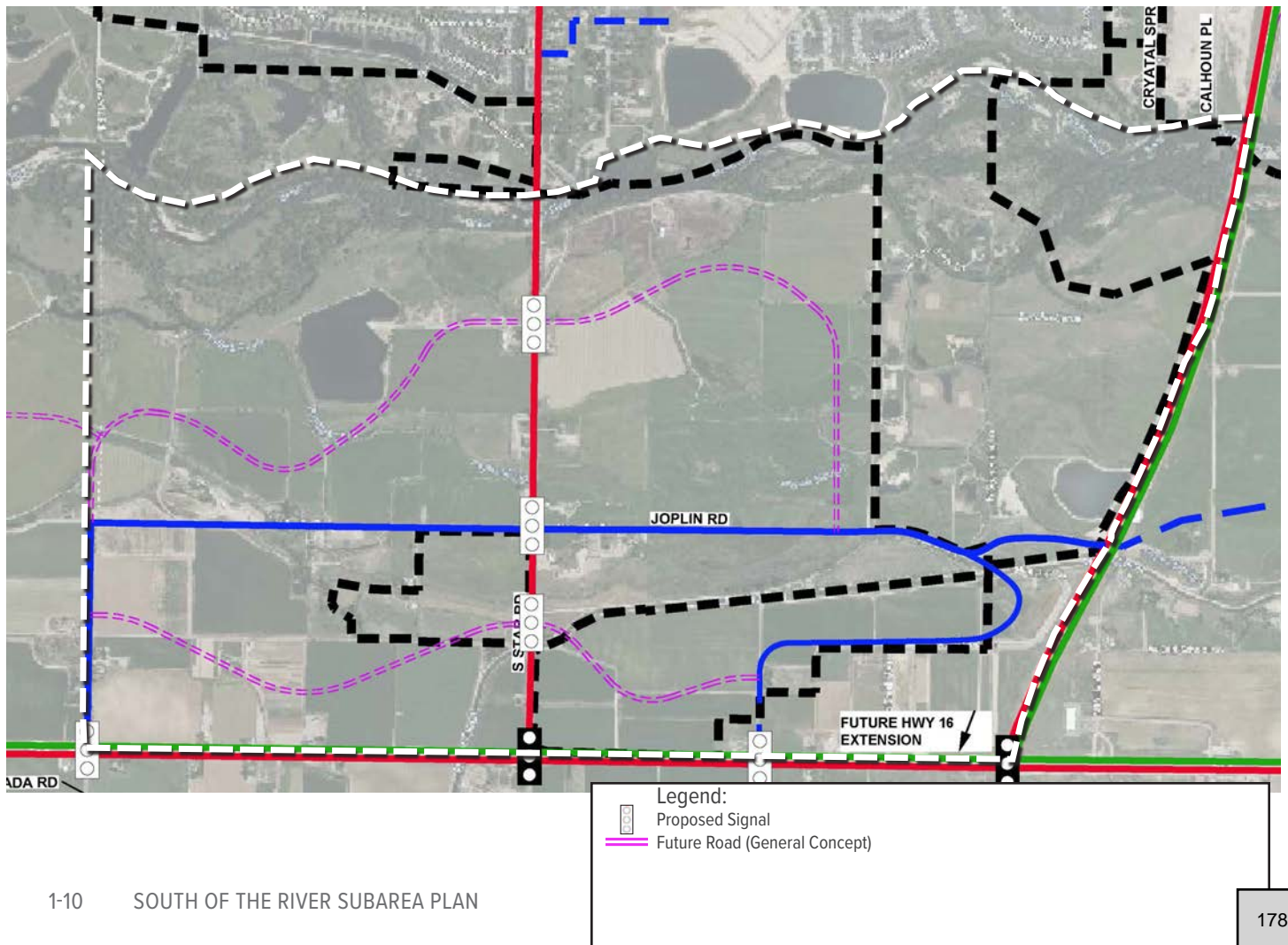


Economic Corridor Access Management Plan (ECAMP)

The ECAMP Map has been updated to refine the connectivity within the Subarea Plan, specifically including:

- » A more seamless connection extending Can-Ada Road to the east and connecting to Star Road and further east and south to Joplin Road.
- » A new, additional collector connection through the Subarea and parallel to Chinden Boulevard, providing connectivity through commercial, mixed use areas, and neighborhoods from Joplin Road to Can-Ada Road; and
- » Improvements to Joplin Road connecting up the bench and through future neighborhoods, eventually connecting into Chinden Boulevard.

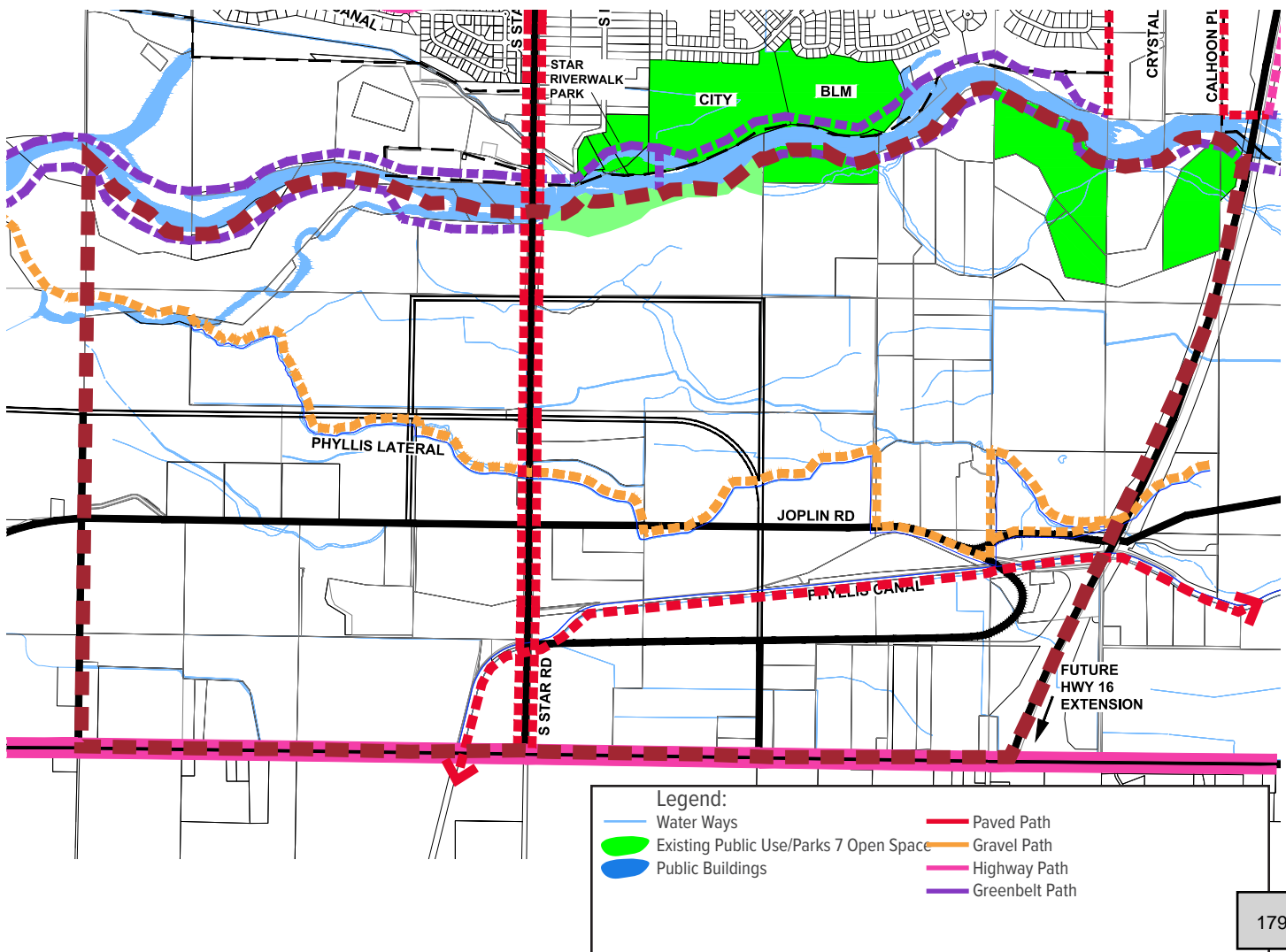
Updated Subarea Economic Corridor Access Management Plan Map



Pathways Map

The Recreation and Pathways system will be important in achievement of the Riverfront Center Vision, along with offering a range of options for recreation and micromobility throughout the Subarea. Parks have been generally identified to provide an equitable distribution of access within each neighborhood, and pathways have been aligned to provide access to a future Boise River Greenbelt extension, and alternative routes through and between neighborhoods, allowing for safe routes throughout the Subarea to centers, parks, and future school sites.

Updated Subarea Pathways Map







Chapter 2 | Vision

OVERVIEW

This chapter illustrates a vision for the South of the River Subarea’s physical development. On the following pages, the Illustrative Vision Map portrays the build-out of the area, based on the City’s underlying Comprehensive Plan Vision and policies, early project objectives, and a series of Big Ideas developed and refined through public outreach. Although the exact layout and makeup of the land use, transportation, pathway, and open space system may vary, the community should seek to maintain the core concepts of the Plan.

Existing City of Star Vision Statement

Within Chapter 3 of the 2020 Comprehensive Plan the City of Star Vision is defined as:

“As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a “Stack and Pack” metropolitan city but wants to strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.

Star acknowledges that it will continue to grow as the Treasure Valley grows, but Star’s growth is to be a unique balance of environmentally sensitive urban and rural development. Urban development will be directed to our downtown, activity centers, and on lands with grades compatible for urban development as well as along regionally significant transportation corridors. The city will work in cooperation with landowners and local agencies to plan for and preserve rural planning areas in which large lot residential and agricultural uses continue in appropriate locations. The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas.”

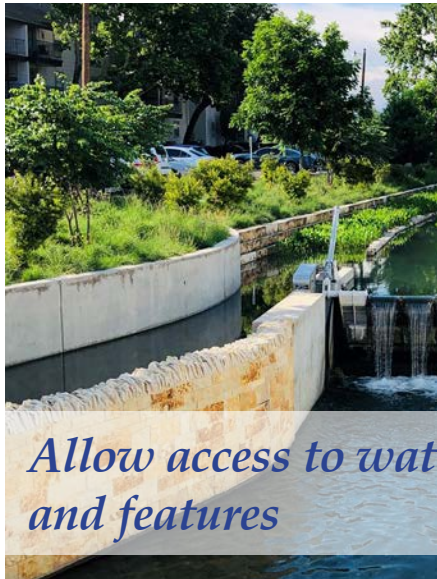
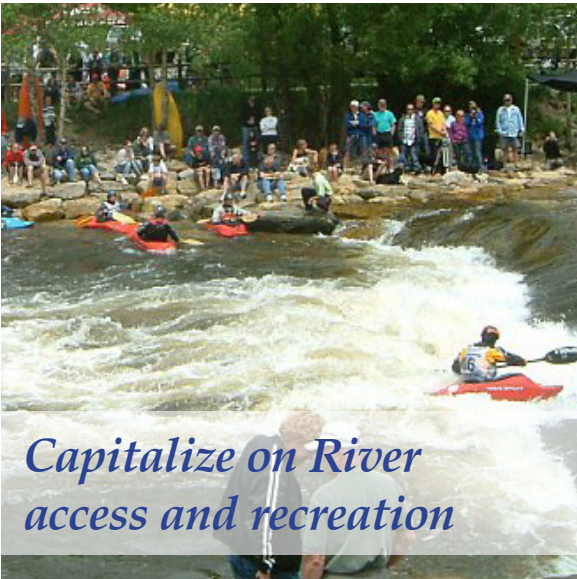
The South of the River Subarea will meet this Vision by: *Planning for the Boise River, a new riverfront center, focusing on its adjacency to water and the natural environment, creating connected communities and developing new family-friendly neighborhoods.*

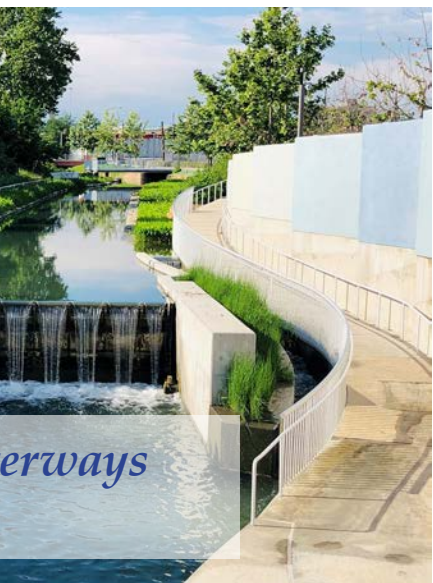
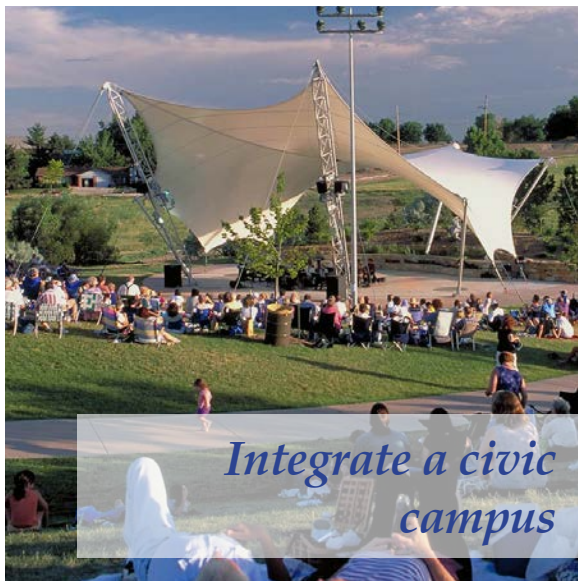
ILLUSTRATIVE VISION PLAN AND KEY CONCEPTS

The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.

KEY CONCEPTS

- *Create a unique destination that builds on Boise River access.*
- *Include a diversity of neighborhoods to allow for Star's growth.*
- *Capitalize on Chinden Boulevard and SH 16 for commercial areas.*
- *Provide the citizens of Star an opportunity to help define the character for the area and show their pride in the City.*



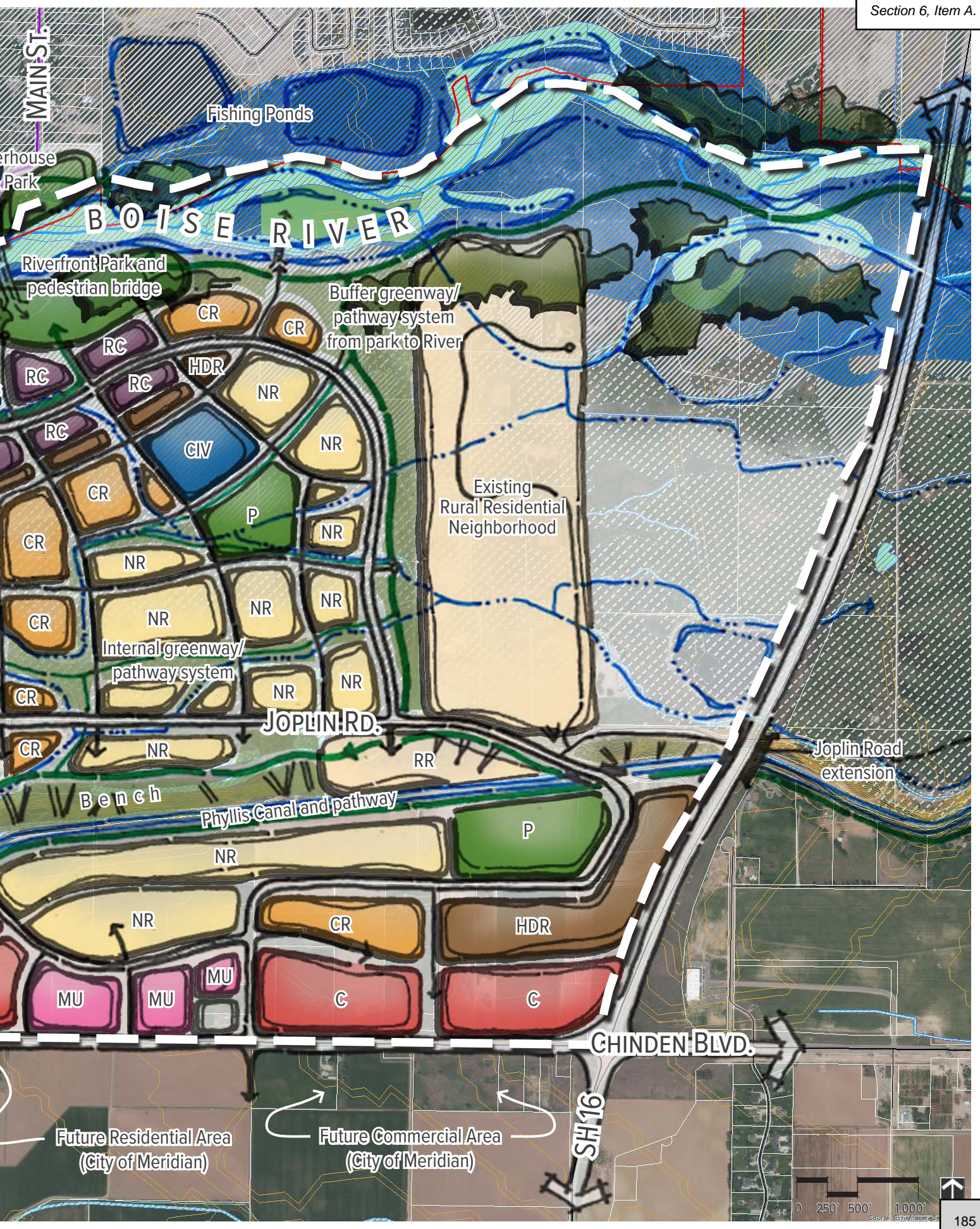


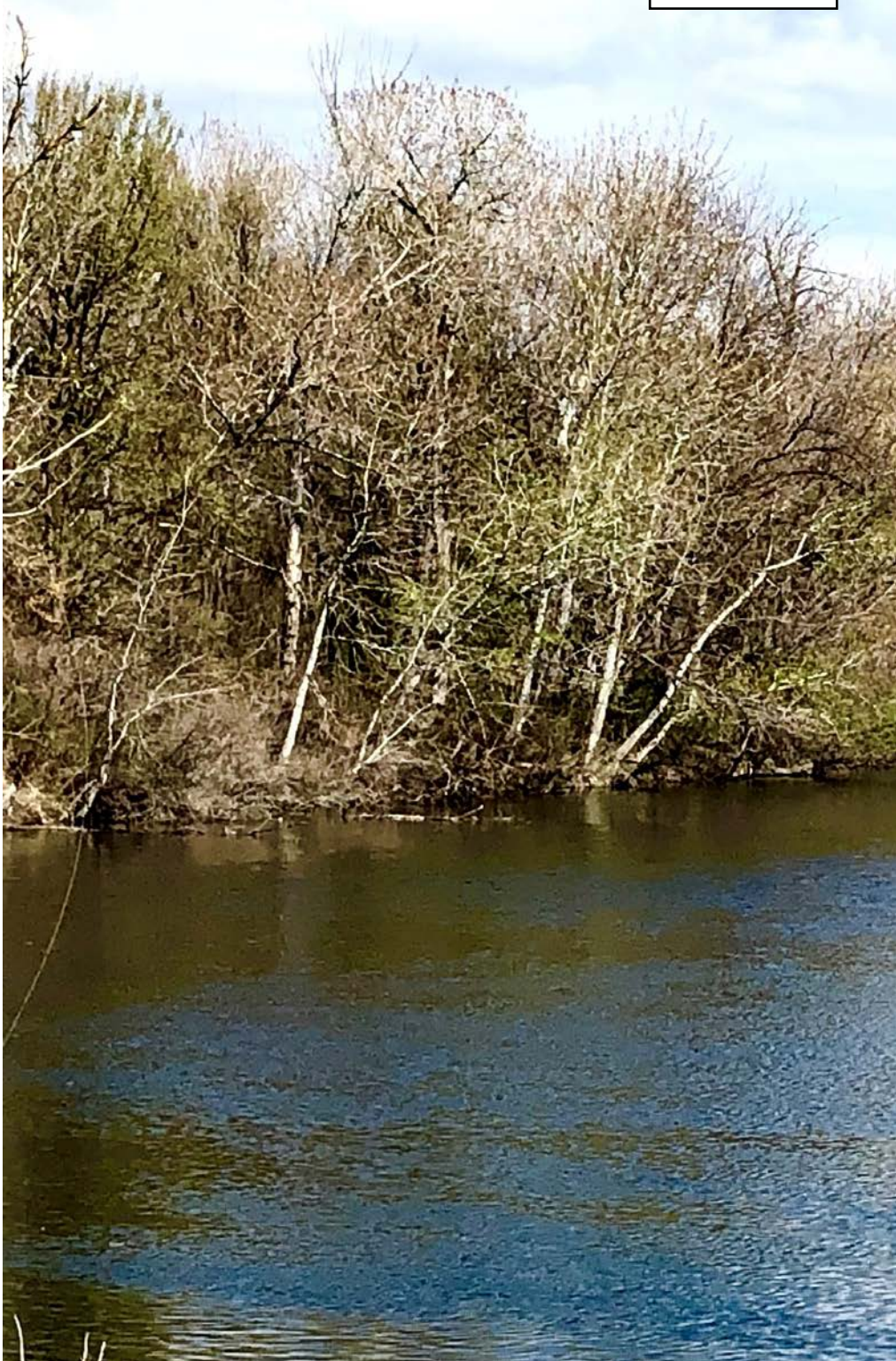
ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights the distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.



- Map Legend:**
- RR: Rural Residential
 - NR: Neighborhood Residential
 - CN: Compact Residential
 - HDR: High-Density Residential
 - RC: Riverfront Center "Main Street"
 - MU: Mixed-Use
 - C: Commercial
 - P: Parks
 - CIV: Civic (School, City Facility)
 - OS: Open Space/ Greenway
 - Gateway Area







Chapter 3 | Supporting Frameworks and Comprehensive Plan Guidance

OVERVIEW

Within this Chapter, the confluence between the Comprehensive Plan and Subarea Plan has been illustrated through the relevant Comprehensive Plan policy guidance that should be incorporated within the Subarea as individual development submittals are reviewed and approved.

The Chapter is organized by element as presented within the Comprehensive Plan, and those that are not applicable to this Subarea have been omitted for brevity.

A number of frameworks are described over the following pages, which form the greater foundation for the area. Land Use, Transportation, Housing, Economic Development, Parks and Recreation, Natural Resources, and others organize the big ideas, and work together to achieve the goals of the Comprehensive Plan, and form the illustrative vision plan. Core concepts and opportunities are also described, as they provided the inspiration and vision.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 8.3 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.

Objectives:

- E. Work to create a vibrant Central Business District.
- I. Discourage development within the floodplain.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- 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.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.5 Policies Related Mostly to the CBD 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.

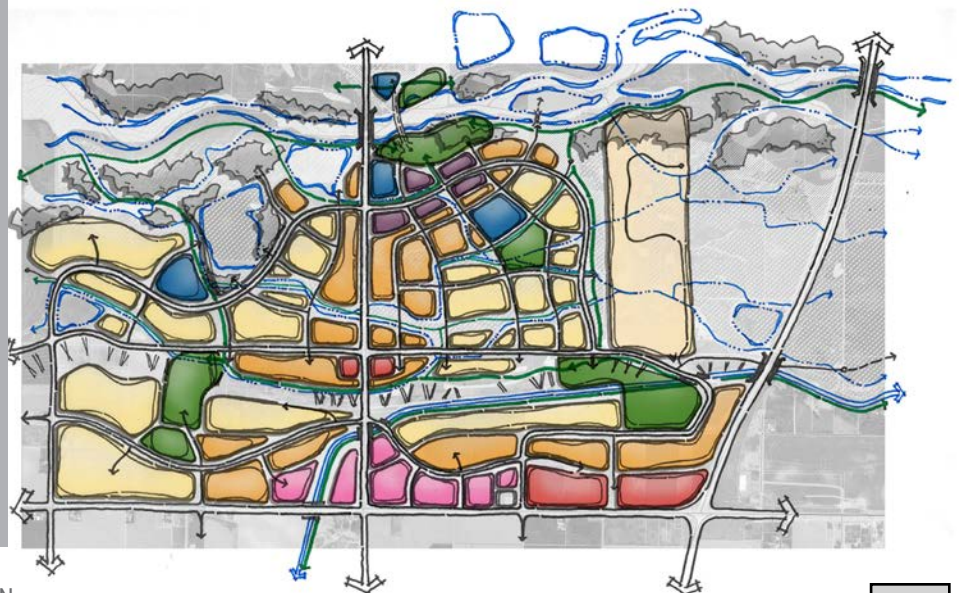
LAND USE FRAMEWORK

The overall land use framework sets the stage for future development within the Subarea. While the subsequent frameworks discuss connectivity, neighborhoods, parks and pathways, and natural resources, the land use framework provides the overriding guidance document for future growth, and offers a baseline for incorporating zoning changes as development submittals are reviewed.

The land use map illustrates a balance between preservation of River and floodplain areas, accommodation of neighborhoods and economic centers, along with a connected network of transportation and pathway systems, and supporting system of amenities.

Detailed in the following framework sections The overall land use program is anticipated to support anywhere from 2,500 and 4,500 housing units, and between 1,500 and 3,500 jobs. The transportation network, while limited in connectivity outside the Subarea, incorporates a connectivity index of nearly 90 intersections per square mile, allowing redundant connections through neighborhoods, and spreading connectivity across the arterial neighborhood within the area. As the Subarea is almost evenly divided into four quadrants by both the arterial roadway network, and the drastic topography change at the Bench, the ability to allow for centrally located parks and schools within each quadrant create a heart for each neighborhood. An internal pathway network then allows for connectivity across neighborhoods and between park and school spaces, with a primary network that connects all neighborhoods to the Boise River Greenbelt itself.

From an economic perspective, the land use program is refined based on anticipated absorption of both housing and commercial areas, and relies on these key amenities to continue to provide the high quality of life that exists in Star.



Future Land Use Program

<i>Land Use Category</i>	<i>Existing Acreage</i>	<i>Proposed Acreage</i>
Central Business District	220	0
Riverfront Center	0	30
Commercial	240	70
Mixed-Use	140	60
High-Density Residential	0	90
Compact Residential	0	160
Neighborhood Residential	780	450
Estate Residential	190	190
Rural Residential	120	160
Parks and Open Space*	0	120*
Floodway	180	180

The Concept Plan envisions the remaining 360 acres within to be utilized as open space, floodplain mitigation and natural areas

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.

8.5.7 Policies Related Mostly to the Mixed-use Planning Areas

- D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- D. Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- H. Discourage development within the floodplain.
- I. Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event.

**RELEVANT
COMPREHENSIVE PLAN
POLICY GUIDANCE**

12.3.1 Roadway System Goals

- D. Design a street system that considers both the needs of the users and the impacts on the adjacent land uses, the physical environment, noise, and air quality. Additional design considerations include safe routes to school, pedestrian and bicycle needs, recreation, and overall utility.
- E. Develop access management standards that support community-wide connectivity, support economic development, consider the needs for bicycles, pedestrians, and public transit consistent with the city's vision.

12.3.2 Transit System Goals

- B. Develop efficient and effective transit routes based upon the community-defined land use patterns.
- E. Provide for bicycle and pedestrian connections to the transit system.

12.3.3 Pathway System Goals

- A. Encourage the development of a local and regional pathway system. The design of the pathway system should be coordinated with all other elements of the Comprehensive Plan. The purpose of the pathway system is to provide basic mobility for some and a viable transportation option of all others. Subdivisions should be required to include interconnecting pathways open to the public.

12.5.1 Roadway Implementation Strategies

- D. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.

TRANSPORTATION FRAMEWORK

Existing and Projected Traffic Operations

The Subarea will primarily be served by connections to Star Road and Chinden Boulevard (US 20/26). The Boise River and SH 16 limit opportunities for additional connections into the Subarea. The table below summarizes the current and projected 2040 no-build (i.e., without this Subarea Plan developed) traffic operations at key intersections in the Subarea in terms of level-of-service (LOS) and volume-to-capacity (v/c) ratios.

Intersection	Existing LOS (V/C)	Year 2040 No-Build LOS
Star Road/SH 44	C (0.84)	F (>1.0)
Star Road/Joplin Road	D (0.24)	F (>1.0)
Star Road/US 20/26	E (0.96)	F (>1.0)

Planned Transportation Projects

- » Star Road: SH 44 to US 20/26 – Widen to 5 Lanes (ACHD; expected 2031-35)
- » SH 44: Star Road to SH 16 – Widen to 5 Lanes (ITD; expected 2024)
- » US 20/26: Phyllis Canal Bridge to SH 16 – Widen to 5 Lanes (ITD; expected 2023)
- » Star Road/SH 44 Intersection – Quarter Continuous Flow Intersection (ITD; no planned date)
- » Star Road/US 20/26 Intersection – Full Continuous Flow Intersection (ITD; no planned date)

With these improvements in place, there is projected to be adequate capacity at the Star Road/SH 44 and Star Road/US 20/26 intersections.

Internal Roadways and Intersections with Major Roads

The Subarea will be served by three east-west collector-level roadways (Joplin Road and the other two other east-west roads shown in blue in the framework at right) and two north-south collector-level roadways (Can-Ada Road and the other north-south road shown east of Star Road, and in blue in the framework at right). The east-west collector-level roadways will intersect with Star Road and will likely require signalization to meet ACHD's operational guidelines. Multi-lane roundabouts may also operate acceptably. Further analysis will be required to determine the ultimate configuration of these intersections. The northern east-west collector may meet ACHD's spacing guidelines. The southern one will not; however, its location is constrained by existing topography and the Phyllis Canal and is likely located in the most practical location.

The Can-Ada Road connection to US 20/26 is planned to be signalized. The two other connections to US 20/26 will likely be restricted to right-in/right-out access, though they may be allowed to operate as a full access for an interim period.

The northern east-west collector should be designated as a Town Center Collector east of Star Road in ACHD’s Master Street Map. This designation may also make sense for the southern east-west collector for the sections it travels through the planned mixed-use land uses. The Residential Collector typology is likely appropriate for the remaining collector-level roadways.

Bicycle and Pedestrian Travel

Walking and biking infrastructure is currently limited. However, that will change with planned roadway projects and the build-out of this plan. ACHD’s Roadways to Bikeways Plan includes protected bike lanes or shared-use paths along Star Road, which would likely be built when the road is widened. Similarly, ITD plans to construct shared-use paths alongside Chinden Boulevard when it widens the road. Within the Subarea, internal roadways should be built to provide a low-stress biking and walking experience. This may include providing streetscapes to provide a buffer space between people walking and motor vehicle traffic. The Subarea Plan also envisions a series of off-street paths that will connect neighbors to each other and to the envisioned community amenities.

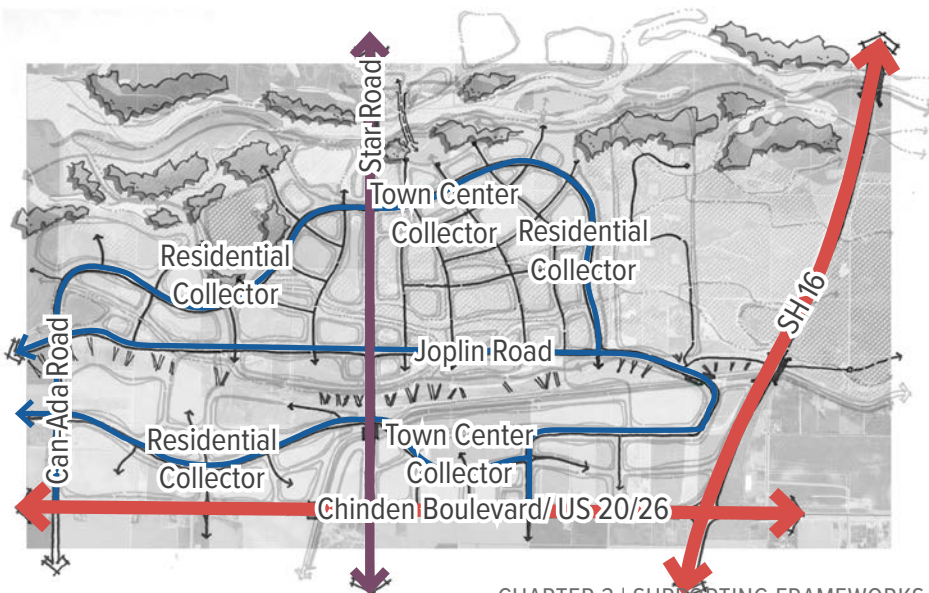
RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

12.5.3 Pathway Implementation Policies

- A. Use development standards to provide for pedestrian, equestrian, and bicycle circulation in accordance with adopted local and regional pathway plans. This is needed for intra-neighborhood connectivity, and to ensure that bike and pedestrian traffic is not diverted onto arterials and collectors.
- B. Encourage the provision of equestrian, pedestrian, and bicycle safety and convenience with enhanced pedestrian crossings of SH-44, SH-16, and US-20/26. Grade separated pedestrian/bicycle crossings enhanced landscaping, crosswalk pavers and may be considered.
- C. Ensure that pedestrians, bicyclists, and recreational users have safe and efficient access to the Boise River corridor.
- D. Plan for separated pedestrian and bicycle crossing facilities on SH-16 at the north and south channel of the Boise River.

12.5.4 Land Use and Parking Implementation Policies

- C. Encourage off street parking sites and facilities on arterial streets and discourage on street parking on arterial streets, with the exception of existing on street parking on segments of SH-44 (State Street).



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 7.3 Enhance and develop Star’s economy which will build a stronger community.

Objectives

- H. *Develop a mixture of commercial, service, and residential developments that encourage walking.*
- I. *Develop a walkable mixed-use live, work, play Central Business District (CBD).*
- K. *Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.*
- M. *Provide on street parking in the CBD.*
- N. *Provide sidewalks throughout the CBD.*

Implementation

- A. *Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.*
- B. *Support economic development that employs local workers, provides family-supporting wages and benefits and offers affordable goods and services.*
- D. *Consider lands along SH 16 and US 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.*
- E. *Promote mixed-use developments with commercial on the lower floor and high density residential on upper floors within the CBD.*
- F. *Strengthen the appearance and commercial development with the city’s CBD/main street area.*

ECONOMIC DEVELOPMENT FRAMEWORK

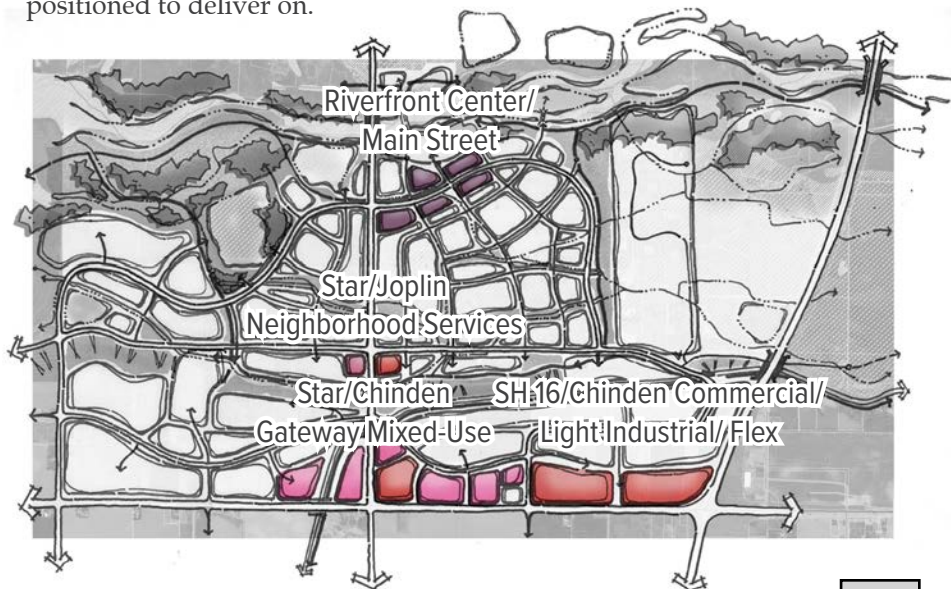
Economic Development in a Small City Context

Economic development usually refers to approaches to attracting dollars into a community from the outside. Traditionally, that has meant bringing in new companies or expanding existing businesses that sell their goods and services to customers outside the city and employ local residents who would spend their wages close to home—with the added bonus of improving residential values in town by having nearby employment.

While those goals make sense for larger cities and collective regions, benefits are not as clear cut for smaller municipalities. Because sales taxes in Idaho are pooled at the state level and shared based on population, attracting new retail into a smaller suburb does not give a direct boost to that city’s fiscal revenue stream. New retail does increase convenience for local residents, but in Ada County at least, actually tends to result in a lower property tax yield per acre than new residential development.

Bringing new employers to town from outside the region (or expanding existing firms) is generally good for the region as a whole; but again, the benefits for suburbs like Star are more marginal. Individual property owners of vacant land that develops as a new flex office space, for instance, benefit greatly, but jobs and wages from those firms tend to spread around. As of 2018, about 89% of people working in Star resided outside the City. Neighboring Eagle has almost ten times the number of jobs as Star and the same 89% commuting in from cities other than Eagle—presumably spending most of their paychecks closer to home.

For primarily residential communities like Star, remaining residentially focused is not necessarily a bad thing. Commercial activity that helps to improve the quality of life for those residents, by adding desired retail and service amenities and by improving the aesthetics and vitality of places in Star, is a more relevant goal – and one that the Subarea is well-positioned to deliver on.



Subarea Plan Centers

The Subarea Plan includes four nodes for mixed-use, retail, services, and commercial/flex/light industrial development.

Riverfront Center/Main Street and City Campus

The area envisioned as a civic and recreational activity hub along the south bank of the Boise River should be well-suited for the kind of experiential retail that is believed to be most resilient against the advances of e-commerce—especially if the sense of place and activity levels are enhanced by more compact residential forms. The total square footage of retail will realistically be limited in this neighborhood due to inferior access, but there is potential for a strong pocket of well-selected destination tenants: specialty shops, recreation/rental outfits, and unique dining establishments able to capitalize on what should be a regionally unique and inspiring setting.

SH 16/Chinden Commercial/ Light Industrial/ Flex

Finally, the north side of Chinden Boulevard, west of the expanding SH 16, appears to be a logical location to capture future growth in demand for light industrial and flex/R&D space. Again, the benefits of such development are not so much about the job growth, since around nine out of ten workers will likely live outside Star, or about property tax revenue (since new residential would produce more per acre). Instead, flex/industrial employment is simply likely to be a highest and best use for the site, in a region that will need more of it to function. The Commercial designation allows some flexibility should the property become desirable to prospective office users, while the 80+ acres of fully assembled parcel size has the potential to attract a wide variety of logistics users.

Star/Chinden Gateway Mixed-Use

The area north of Chinden Boulevard on either side of Star Road, designated mixed-use, has strong retail potential, with the northeast quadrant of that intersection representing a premier “hard corner” that should be especially attractive for future grocery-anchored retail development (positioned on the coveted “going-home” side of the street for a large future commuter population living on both sides of Chinden). The mixed-use designation is appropriate as a measure allowing Star to either augment that corner development with complementary in-line retail and dining tenants or to preserve some for later multifamily (or other) development. That flexibility is especially important given the uncertain trajectory of the brick and mortar retail industry.

Star/Joplin Neighborhood Services

A smaller, but still promising pair of potential retail sites are designated for the north side of Joplin at Star Road. Although traffic counts here are lower than on Chinden, the site will be very centrally located within a well-populated future sea of rooftops. The northeast corner (going-home side) is especially well suited for grocery anchored, while the northwest side is ideal for service stations, coffee franchises and others that thrive on the going-to-work side of the street.

General Economic Development Program by Center

Economic Center	Acreage	Potential SF
<i>Riverfront Center, City Campus, and Main Street</i>	25	350,000
<i>SH 16/Chinden Commercial/ Light Industrial/ Flex</i>	40	210,000
<i>Star/Chinden Gateway Mixed-Use</i>	50	400,000
<i>Star/Joplin Neighborhood Services</i>	6	90,000
Totals	121	1,050,000

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

15.3 Goal *Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.*

15.4 Objectives

- A. *Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.*
- F. *Preserve/maintain existing rural housing/development in the increasing urban environment.*
- G. *Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.*
- H. *Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety.*
- I. *Encourage the development of housing for all income groups.*

15.5 Implementation Policies

- C. *Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.*
- D. *Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.*
- F. *Encourage the development of a wider variety of housing types.*

HOUSING FRAMEWORK

Overview

Residential development has been the fuel for Star’s expansion over the past decade and continues to boom throughout the Treasure Valley. Ada and Canyon counties are witnessing record growth driven by favorable generational demographics at the national level and increasing popularity of the Mountain West in general as a place to pursue a better quality of life. Though good for the Boise metro economy, the surge in housing demand has led to supply shortfalls and an increasingly burdensome housing affordability problem. Vacancies, are now below 2%, with rents and median home prices rising even faster in response.

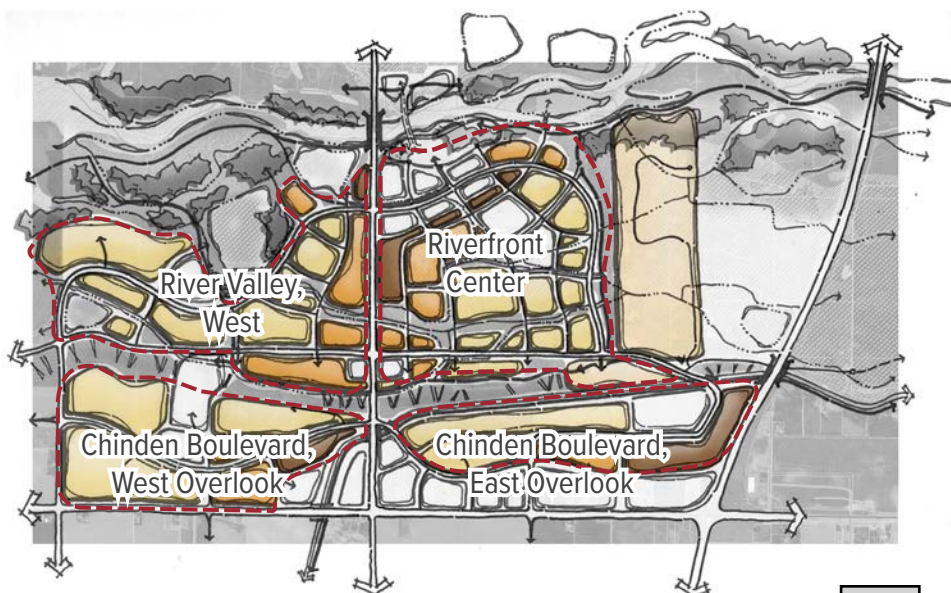
Estimated Residential Absorption Potential

Demand potential for the Subarea was estimated by looking at official regional population growth projections for small areas across a roughly five-mile radius from the Subarea. Together with Census-based inputs from ESRI (a demographic data provider) on income distribution and household sizes, we allocated the expected growth in households across product types and price points for 10- and 20-year forecast horizons. The Subarea was then assigned a reasonable range of attainable capture rates (basically market share). These low and high estimates are represented as annual absorption potential for different product types in the table above.

Housing Types

The mix of housing types included in the conceptual plan for the area is intended to draw upon the most likely and strongest sources of demand, with enough flexibility in the form of mixed-use designations to react to unexpected future shifts in preferences.

The Plan features four main neighborhood areas, with a slight majority of residential acreage devoted to the larger lot suburban densities



already typical in Star. Small to mid-size, moderately priced homes should remain the sweet spot of Millennial housing demand over the short- and mid-term horizon (approximately 1 to 7 years).

Somewhat larger and higher priced “estate residential” homes are part of the mix in the more interior neighborhood areas—likely to appeal most to the older half of Millennials and the smaller, but still active, 50-something Gen X cohort where family sizes and incomes are near their peak. Highest priced products are expected to draw value from bench overlook views and proximity to riverfront amenities.

Closer to arterial frontages of Star and Chinden, neighborhoods are shown as scaling up somewhat in density, especially around commercial areas. These neighborhood areas should draw heavily from Millennial home-buyers.

The most compact housing development is located at the envisioned Riverfront Center, and the Star/Chinden Mixed-use Gateway, and in the far southeast corner of the Subarea. Units in these areas are likely to include some two- to three-story condominium/townhome and rental apartment projects, with the potential for ground-floor retail. Zoning should include flexibility for live-work spaces with storefront ground floor space and living quarters upstairs.

This level of density will be needed to achieve the critical mass of activity and human-scaled street frontages that characterize typical, quaint Main Streets such as that envisioned for the Riverfront Center and other mixed used use areas. Flexibility in maximum allowances for density should be investigated, possibly in the form of density bonuses for proposed projects that meet higher thresholds of Main Street-friendly design standards.

General Housing Program By Neighborhood

Neighborhood	Overall Acreage	Density Range	Mixed-Use Housing	Potential Units (avg)
Chinden Boulevard, East Overlook	90	3 - 10+	250	950
Chinden Boulevard, West Overlook	130	3 - 10+	200	900
Riverfront Center	150	3 - 10+	300	1,150
River Valley, West	140	3 - 10+	-	750
Totals	510	-	-	3,750

Note: Riverfront/Main Street, and the Star/Chinden Gateway Mixed-use Areas will also have associated residential, included in the mixed-use housing column

Generational Drivers, Shifting Needs, and Disappearing Affordability

Americas two largest population “bulges” are **Millennials** (aged 25 to 40 as of 2021) and **Baby Boomers** (now 57 to 75), and their changing life-stages are the dominant factor in housing demand trends. With the heart of the Millennial cohort now in their early thirties, this group is driving most of the surge in starter home demand. Because a large portion of them delayed entering the for-sale market, that “natural” life-stage demand shift is coupled with additional pent-up demand. Meanwhile, housing affordability challenges have led to a prolonged stretch of above average multifamily rental demand, especially for younger Millennials still in their late twenties.

Boomers, on the other hand, are more of a mixed bag. As they now fully occupy the empty nester and retiree life-stage, many are opting to simplify and downsize their living arrangements, with increased demand for condos and other ownership attached products, along with a smaller portion shifting back to rentals (again, partly due to affordability issues). Yet another segment of Boomers are opting to hang onto the added breathing room in their now less-crowded, if oversized, houses (partly out reluctance to enter the skyrocketing housing market as a buyer once again.

Both **Millennials and Boomers** have shown greater awareness of, and preference for walkability and certain elements of traditional neighborhood design (alleys, sidewalks, smaller yards), though many are now coming to accept a more suburban take on those elements.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.

Implementation

- H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park to a future City of Middleton connection.
- I. Design parks that provide adequate green spaces and consider conservation of water in the design.

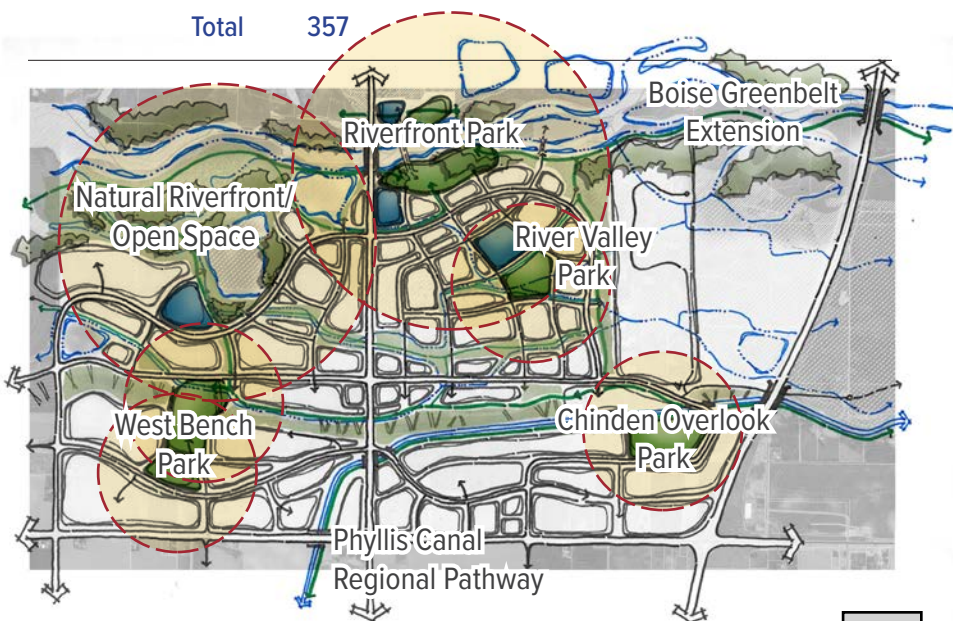
PARKS AND RECREATION FRAMEWORK

The Parks and Recreation Framework focuses on Boise River access, riverfront amenities, and extension of the Boise Greenbelt pathway system along the River and through the Riverfront Center/Main Street area. Four formal parks and one larger natural/open space preservation area have been identified for the system, and allows varying focal points and use as defined in the table below. Each park serves as a central unifying feature for the neighborhoods in the Subarea.

An internal off-street pathway network connects each park and neighborhood, mainly along existing water conveyance facilities. Two regional pathways connect the area to the larger region, through the Boise Greenbelt System, and along the Phyllis Canal. A north/south greenway area buffers new neighborhoods from existing rural neighborhoods. The framework map shows the park system along with a walkability radius of a 1/4-mile for most parks, and a 1/2-mile for the Riverfront Park and Natural Riverfront/Open Space.

General Parks Program by Park

Park	Acreage	Type/ Key Amenities
Riverfront Park	30	Amphitheater and open areas for markets, festivals; access to water recreation
River Valley Park	12	Neighborhood-scale open fields and playgrounds; community gardens
Chinden Overlook Park	20	Larger fields, dog parks, playgrounds
West Bench Park	35	Neighborhood-scale open fields and playgrounds; community gardens
Natural Riverfront/Open Space	260+	Naturalized pathways, boardwalks, educational interpretation, fishing access, wildlife viewing



NATURAL RESOURCES

The Subarea offers a unique chance to comprehensively plan a large, ecologically interconnected landscape to accomplish a new, sustainable pattern of growth that honors the surrounding natural resources associated with the Boise River.

The floodway includes the River and the area immediately adjacent that is the primary conveyance for floodwaters. It is the most dangerous part of the floodplain, needs to remain open and clear of obstructions. Federal and local regulations prohibit encroachments within the floodway that result in any increase in flood elevations. Future recommended land use in the floodway consists of natural trails, riverfront parks, and greenways that connect to parks and greenways throughout the Subarea. Obstructions such as buildings, fill, or structures that can trap debris should not be in the floodway. It is also recommended that the natural channel of the Boise River remain unchanged as much as possible.

The 100-year floodplain includes land outside of the floodway inundated during flood events with a 1% chance of occurring in any given year. Areas within the floodplain either convey or store floodwater depending on the surrounding topography. For example, when floodwaters approach a constriction in the river such as the Star Road bridge, eddies form outside of the main flow path upstream and downstream of the bridge. These areas are known as ineffective flow areas, and they store but do not convey flood water. Ineffective flow areas can also form in areas of the floodplain that cannot flow through back to the river due to the topography.

Development within ineffective flow areas of the 100-year floodplain, such as the locations designated for City Hall and MU development upstream of Star Road, will help minimize development impacts to flood conveyance. However, it is recommended for all development in the 100-

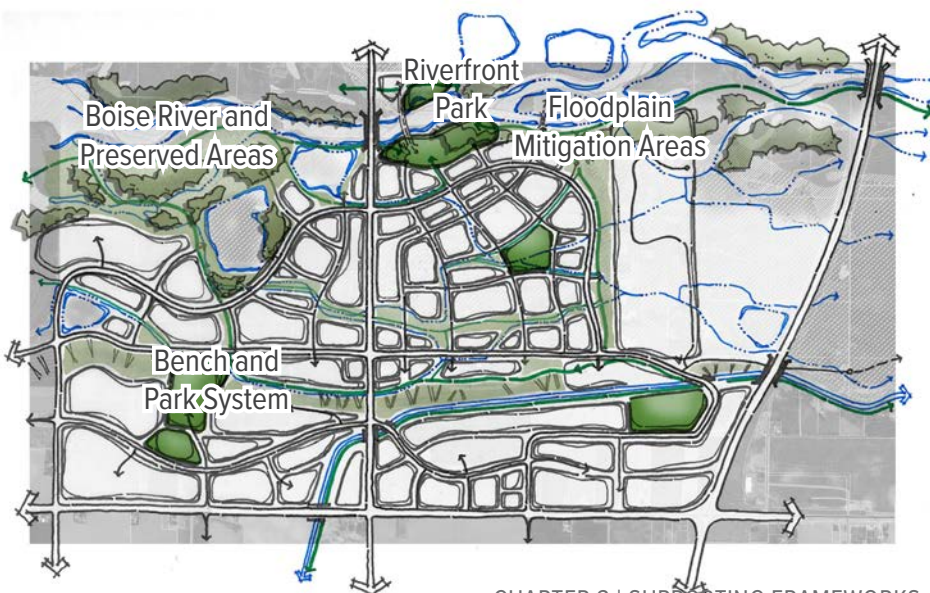
RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.

Implementation

- C. Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.



year floodplain that additional storage areas be set aside to compensate for the loss of flood storage volumes caused by development. This should occur on both on a site and regional scale where the parks and greenways provide compensatory flood water storage for the surrounding area and individual sites provide detention and/or retention for smaller storm events. Although the amount of land needed for compensatory flood storage and on-site detention will vary, it is generally recommended to set aside 10 to 20% of the land adjacent to the development for these purposes.

The 500-year floodplain includes areas of lesser flood hazard that generally have lower flood depths and velocities than areas within the 100-year floodplain. These areas are not considered "Special Flood Hazard Areas" and development is not required to be regulated by FEMA or the National Flood Insurance Program. Although the flood hazard is less, there is still chance of flooding and the same development recommendations that apply to the 100-year floodplain are suggested for the 500-year floodplain.

Other natural resources that should be considered include high groundwater and irrigation laterals that run through the Subarea. Irrigation laterals are important to preserve to support continued agriculture operations. High groundwater can preclude the development of structures with basements, but can provide an opportunity for creating ponds, wetlands, and other features that enhance the surrounding natural resources.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Water and sewer services are provided by the Star Sewer and Water District. The recent addition of the southern regional sewer lift station located west of Star Road and north of Joplin Road, as well as upgrades to the existing wastewater treatment membrane bioreactor facility will help ensure that the Subarea can be adequately served with sewer services. Wastewater from the Subarea will be collected in 8" to 18" diameter sewer mains that run to the new lift station. From the lift station, wastewater is pumped through a pressure sewer line to the Star wastewater treatment facility located north of the Boise River and south of West State Street.

The existing water system currently extends to a point along Star Road north of the Boise River and north of Coriander Lane. The future water system plans include serving the Subarea with 16", 12", and 10" water mains that would connect to the existing 12" main in Star Road. Other future water system improvements that will help provide adequate water supply to the Subarea include a booster station north of Chinden and east of Central Valley Expressway (SH 16) and additional wells located east and west of Star.

It is expected that the capacity of dry utilities, including electric and communications, systems can be expanded as needed to serve the SotR Subarea. Electric is provided by Idaho Power, telephone is provided by Century Link, and cable is provided by several companies including Cable One, Direct TV, and Dish Network. Natural Gas is provided by Intermountain Gas.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives

- A. *Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.*

Implementation

- B. *Adopt and implement guidelines and standards for energy conservation practices within city facilities.*
- C. *Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.*

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

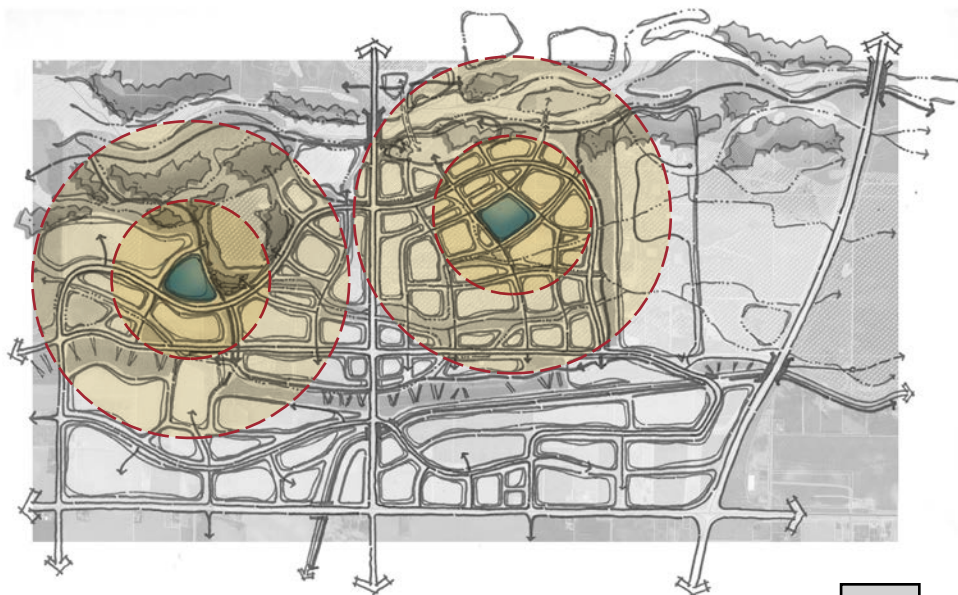
- B. *Work with the school districts to coordinate new school locations, which use existing or future city infrastructure.*
- C. *Where appropriate, the city and the school districts should share facilities.*
- L. *Locate elementary and middle schools within residential neighborhoods to facilitate walking and reduce bussing costs for the districts. It should be discouraged to locate elementary and middle schools on collector and arterial roadways as defined by the Regional Functional Classification Map. High schools may be located on arterials.*

SCHOOLS FRAMEWORK

Schools will need to be closely coordinated with West Ada School District, however the illustrative vision plan include potential locations for two elementary or middle school campuses within the area. Both locations are central to the River Valley and Riverfront Neighborhoods, and are located along local street networks as well as a robust off-street pathway system contributing to safe routes to school, as laid out within the Comprehensive Plan.

Both schools are also co-located with park and open space which could be shared with the school or designed and maintained by the City or homeowners association.

Each potential school location is identified in the framework map below, with 1/4-mile and 1/2-mile walk distance radii shown, with the coverage generally extending through the majority of the River Valley.



COMMUNITY DESIGN

The Subarea Plan expands the existing CBD to create an expanded Downtown for the City. The Subarea anticipates mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Architectural guidelines specific to the CBD to guide future development and create a sense of place and continuity throughout the CBD. These guidelines include architectural style, building design and materials, street frontages and pedestrian amenities, and site design. These character palettes are illustrated on the following pages.

Buildings throughout the CBD should anticipate mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Wide sidewalks and ample pedestrian amenities are encouraged in the CBD to enhance walkability and encourage alternative modes of transportation. Buildings should be constructed of natural materials and colors, with metal and white being used to accentuate other materials.

Imagery Palette

Through the public open houses in April, attendees were asked to select the most appropriate imagery for four categories:

- » Riverfront Center
- » Housing and Neighborhoods
- » Community Recreation and Pathway Amenities
- » Character Features
- » Building Materials

The most selected imagery is included on the following pages and gives an idea of the overall character, and intent behind the South of the River Subarea Plan. Generally, the larger the image, the more often it was selected by respondents. Those images not selected by a majority of attendees have not been included in the associated imagery.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

16.3 Goal *Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.*

16.4 Objectives

- B. *The city should set forth criteria for building design, landscaping, signage, and other aesthetic standards.*
- G. *Adopt an Architectural Overlay District for the CBD.*

16.5 Implementation Policies

- A. *Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.*
- G. *Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.*

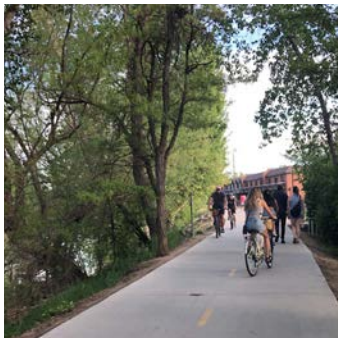
Riverfront Center Palette



Mixed use buildings overlooking the river, floodplains, and natural areas



Housing overlooking River, floodplains, natural areas, and floodplain mitigation areas



Greenbelt extension, integrated into commercial in the Riverfront Center



Amphitheater, gathering space and pedestrian bridge north to Riverhouse



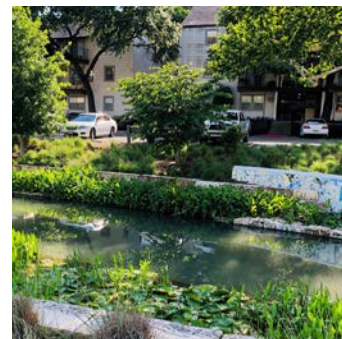
Recreational water activities within the River and associated ponds



Walkways and wayfinding



Pedestrian gathering spaces, wayfinding and public art



Housing and pathways along irrigation canals and waterways

Housing and Neighborhoods Palette



Large-lot, detached, single-family



Waterfront single-family



Clustered-density single-family



Detached, single-family, cottage courts



Thematic sitting areas blended with landscape



1-story, attached, single-family 4 to 8 units



2-story, attached, single-family townhomes



2-story live/work industrial residential

Community Recreation and Pathway Amenities Palette



Walks along irrigation laterals and ditches and secondary Riverways



Naturalized areas and boardwalks



Greenbelt extension and bridge connection to Riverhouse



Fishing access and fly-casting courses



Amenitized trailheads



Internal pathway system connecting to regional network



Equestrian trails



Interactive water features and splash pads



Festival and market areas



Amphitheater



Community gardens



Water recreation



Wildlife viewing



Recreation fields and courts



Recreation center



Public art and music

Character Features Palette



Outdoor dining



Planters and landscaping



Integrated xeriscape and native landscaping



Integrated seat walls in the public realm



Banner signage and wayfinding



Protective canopies



Recreation space integrated in commercial center



Streetscape pavers and planting

Building Materials Palette



Stone and timber



Mixed stone, metal, and wood



Modern rustic



Standard siding on themed building



Weathered wood



Weathered wood and stone



Stone siding with metal roof



Stucco mix with pitched roofs





Chapter 4 | Implementation Plan

PURPOSE OF AN IMPLEMENTATION STRATEGY

Realizing the Plan

How can the staff and leadership of Star best work to breathe life into the shared vision and stated community goals laid out for its South of the River Subarea? How to implement the Plan? The future land use map and illustrative vision plan in this document represent the first major step in that direction. Once adopted, these maps (or refined versions) will serve as the central guiding force in translating that vision into reality. All other implementation strategies and recommendations should, ideally, all be focused on helping to shape future development towards desired build-out.

Steady but Flexible

The future land use designations, illustrative plan, and frameworks are not set in stone. The future is full of uncertainty, with chances for unanticipated hurdles and opportunities at every turn. A plan with a multi-decade development horizon such as this must be flexible enough to react to those surprises, but compelling enough to serve as a steady guide and reminder of the key vision elements worked on and agreed to by the community's leaders and stakeholders at the outset.

KEY CHALLENGES

To lay out a workable approach for plan implementation, the City of Star must grapple with a few significant conflicts and issues inherent to its community history, makeup, and values. The challenges shown here may look like unresolvable conflicts between competing priorities, but for each one there is room for creativity and compromise to help move past it.

- » Needs of Existing Residents/Businesses vs. Major Blank-Slate Opportunity
- » Semi-Rural History vs. Urban Edge Location
- » Intense Growth Pressure vs. Need for Careful Planning
- » Shared Vision vs. Diverse Private Sector Owners/Developers
- » Desire for a Downtown vs. Aversion to Density

IMPLEMENTATION RECOMMENDATIONS

This Subarea Plan centers around the illustrative vision plan informed by input from a wide variety of disciplines, all designed to proactively guide development of Star’s southern growth area. Realizing that vision will take the community, the City, and its partners many purposeful and focused steps over the course of many years, the steps also are grouped by broad recommended phases:

- » Immediate, within 6 months
- » Short-term, 0 to 2 years
- » Medium-term, 3 to 7 years
- » Long-term, 8+ years

Implementation recommendations are organized across ten topic areas generally corresponding to the frameworks described in Chapter 3, plus an overarching General/ Administrative category. Because the topic areas are interrelated, some recommendations may apply to multiple sections.

Implementation Item	Responsibility	Time Frame
General Administration		
<i>Formally adopt the SotR Subarea Plan, including its updates to the future land use map.</i>	<i>City Council</i>	<i>Immediate</i>
<i>Schedule periodic reviews of the Subarea Plan to assess implementation progress—annually or every two years—could be accomplished as part of some other staff/Council workshops.</i>	<i>City Council, Planning</i>	<i>Short-term</i>
<ul style="list-style-type: none"> » <i>Reviews should evaluate and troubleshoot progress being made towards the Plan vision.</i> » <i>As needed and appropriate, these reviews may result in recommended changes, potentially including Subarea Plan updates, amendments to governing regulations, or consideration of new or modified financing strategies.</i> 		
<i>Establish process to evaluate compliance of future Subarea development proposals across Plan topic categories – including recommended actions for non-compliance.</i>	<i>City Council, Planning</i>	<i>Short-term</i>
Land Use		
<i>Update the official Future Land Use map in the Comprehensive Plan per adopted SotR Plan.</i>	<i>City Council</i>	<i>Immediate</i>
<i>As annexation occurs, rezone parcels to align with the SotR Plan’s future land use and illustrative vision plan recommendations.</i>	<i>City Council</i>	<i>Short-term</i>
<i>Consider adding criteria for land use diversity.</i>	<i>City Council</i>	<i>Medium-term</i>
<ul style="list-style-type: none"> » <i>Initial development activity is likely to naturally favor residential, but as the area enters the mid term the City may want to prioritize projects that include commercial or mixed-use so those key Plan elements are not overlooked.</i> 		

Implementation Item	Responsibility	Time Frame
Transportation		
Coordinate with ACHD to add the planned collectors to the Master Street Map with the desired typologies.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Immediate
Require future development in the Subarea to plan for the proposed transportation network .	Planning, City Engineer	Short- to Medium-term
Utilize alleys for development that fronts any of the proposed collector-level roadways to minimize the number of driveways onto these roadways.	Planning, City Engineer	Short- to Medium-term
Restrict cul-de-sac street design to only areas where it is impractical for a through street.	Planning, City Engineer	Short- to Medium-term
Consider electric vehicle charging stations for public parking areas or as a commercial development requirement.	Planning, City Engineer	Short- to Medium-term
Construct a bicycle/pedestrian bridge over the Boise River at the proposed Riverfront Park site.	Planning, City Engineer, Parks and Recreation	Short- to Medium-term
Plan for enhanced crossings of all collector roadways where path users must cross them.	Planning, City Engineer (partnering with ACHD, ITD as appropriate)	Short- to Medium-term
Cooperate with neighboring municipalities (especially Boise, Eagle and Meridian) to explore and encourage transit options serving the Plan area. » BRT/enhanced bus (or future driver-less-based technology) with service on Chinden and terminus park and ride facilities near Star Road could add convenience, reduce congestion and bring Canyon County commuters regularly into Star.	Planning, City Engineer, with potential support from other departments	Short-, Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Consider one or more small off-street surface parking lots in the Riverfront Center portion of the Plan to be shared across potential public and private destinations.	Planning, City Engineer	Short-, Medium- to Long-term

Economic Development

Explore the creation of a Community Improvement District (CID) as a mechanism for funding infrastructure elements. <ul style="list-style-type: none"> » A CID could help to incentivize developers by providing tax benefits and preferable home pricing structure relative to development impact fees. 	City Council, City Engineer, outside consultants	Short- to Medium-term
Consider city-funded civic elements as potential catalysts to desirable private-sector development in the Riverfront Center area. <ul style="list-style-type: none"> » Could include City Hall relocation to amphitheater, fountain(s), splash park, public art, etc. 	City Council	Short- to Medium-term
As Riverfront Center private sector gains critical mass, consider creation of a Business Improvement District (BID) to coordinate and allocate payment for district upkeep and promotional events.	City Council, business owners	Long-Term

Housing

Consider possible density bonuses or other incentives for residential or mixed-use proposals that meet certain design/aesthetic standards.	City Council, Planning	Medium-term
---	------------------------	-------------

Parks and Recreation

As a top plan area priority, plan for public facilities that enhance the ability of Star residents and visitors to interact with and appreciate the Boise River. <ul style="list-style-type: none"> » Study capital and maintenance costs associated with major riverfront Plan elements. » Consider phasing of riverfront public facilities to keep pace with surrounding development, but strive for initial investments that help to strongly associate Star with the River. 	Parks and Recreation	Short-, Medium- to Long-term
Develop options, including cost and design considerations, for bike/pedestrian trail systems improvements and extensions, especially for those that complement Riverfront Center elements discussed above.	Parks and Recreation	Short-, Medium- to Long-term
Explore options and costs for extending bike/pedestrian trail facilities that connect the SotR Plan area with the Boise Greenway.	Parks and Recreation	Short-, Medium- to Long-term
Coordinate expansion of the Subarea’s internal parks, open/greenway areas and connecting trails to be consistent with surrounding development.	Parks and Recreation	Short-, Medium- to Long-term
In approximately 3 to 5 years, study usage patterns of Star’s parks and trail facilities (including those at the riverfront). <ul style="list-style-type: none"> » In Star, developers pay per-unit development impact fees (DIFs) to fund parks and recreation expansion, allocated in proportion to the increase in system demand those units generate—so this study will help ensure equitable cost sharing via development impact fees. 	Parks and Recreation	Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Natural Resources		
Study hydrology, irrigation systems and elevation data to establish or revise floodplain designations and inform land use code elements addressing potential hazard	City Engineer, Developers (at development submittals)	Short-Medium-term
Review studies on the Boise River ecological system , supplementing as needed, to ensure that changes to the built environment—especially at the riverfront —work in harmony with those systems.	City Engineer	Short-Medium-term
Coordinate with the Treasure Valley Land Trust on preserved areas for conservation, floodplain mitigation, etc. along the Boise River.	City Engineer	Short-Medium-term
Public Services, Facilities, and Utilities		
Model future water, sewer, electrical power, and communications capacity and identify needed improvements for future development in the Area <ul style="list-style-type: none"> » Ensure that anticipated water and sewer facility needs are reflected in Star’s Capital Improvement Plan. 	City of Star Water and Sewer, City Engineer	Short-Medium-term
Review ability of existing funding mechanisms to equitably meet anticipated capital improvements needs based on above findings. <ul style="list-style-type: none"> » Consider alternate or complementary funding mechanisms such as a Community Infrastructure District (CID) that may be more attractive to developers. 	City Council, Planning, City of Star Water and Sewer, City Engineer	Short-Medium-term
Study feasibility of moving City Hall facilities to the proposed Riverfront Center area of the Plan. <ul style="list-style-type: none"> » Study should include project costs, traffic impacts, and potential funding sources, including possible sale of existing City Hall facility. » Relocation of those facilities would help to establish that area as a civic focal point, and association with Riverfront would contribute to positive branding of Star. 	City Council, Planning, City Engineer	Short-Medium-term
In conjunction with City Hall relocation or as stand-alone, consider construction of a public gathering space to anchor the Riverfront Center area. <ul style="list-style-type: none"> » Project should include lawn/plaza space for events such as periodic farmer’s markets and could feature outdoor amphitheater/band shell, fountain, splash park, etc. » Such projects are good candidates for partial charitable funding but could also consider developer contribution if project is likely to disproportionately benefit nearby private parcels. 	City Council, Planning, Parks and Recreation	Medium-term

POTENTIAL FUNDING MECHANISMS

Community Infrastructure District (CID)

CIDs allow property owners in Idaho to form a district boundary in which owners share costs for major district-wide infrastructure projects. A district can float bonds (not City-backed) which are repaid via tax-exempt assessments of members. It is important to set initial boundaries carefully so that cost-sharing is equitably tied to infrastructure benefits. CIDs can even be used to cover developer impact fee payments.

Development Impact Fee (DIF)

Idaho allows cities and counties to charge one-time DIFs on new construction, usually on a per-unit or per-square-foot basis, calculated to fairly distribute the costs of infrastructure. Jurisdictions can set their own rules for what costs are covered. Currently, Star collects DIFs to pay for infrastructure related to parks and recreation (while ACHD and ITD collect their own to cover major road costs).

Local Improvement District (LID)

An alternative to CIDs, LIDs also help owners share costs for mutually beneficial infrastructure. LIDs tend to be more project-specific, rather than covering a variety of costs within a large district. LIDs also allow for bonding, but lack the tax-exemption advantage of a CID.

Urban Renewal Authority(URA)/Tax Increment Financing (TIF)

URAs are popular in Idaho and elsewhere for addressing costs for certain public infrastructure and even some land assembly within a set district. Funding is via TIF, where the district is allowed to retain the increase (increment) in property taxes that occur within it. The URA/TIF arrangement can be more complex and politically challenging, in part because it requires an initial finding of blight within a district (more difficult on rural/agricultural land).

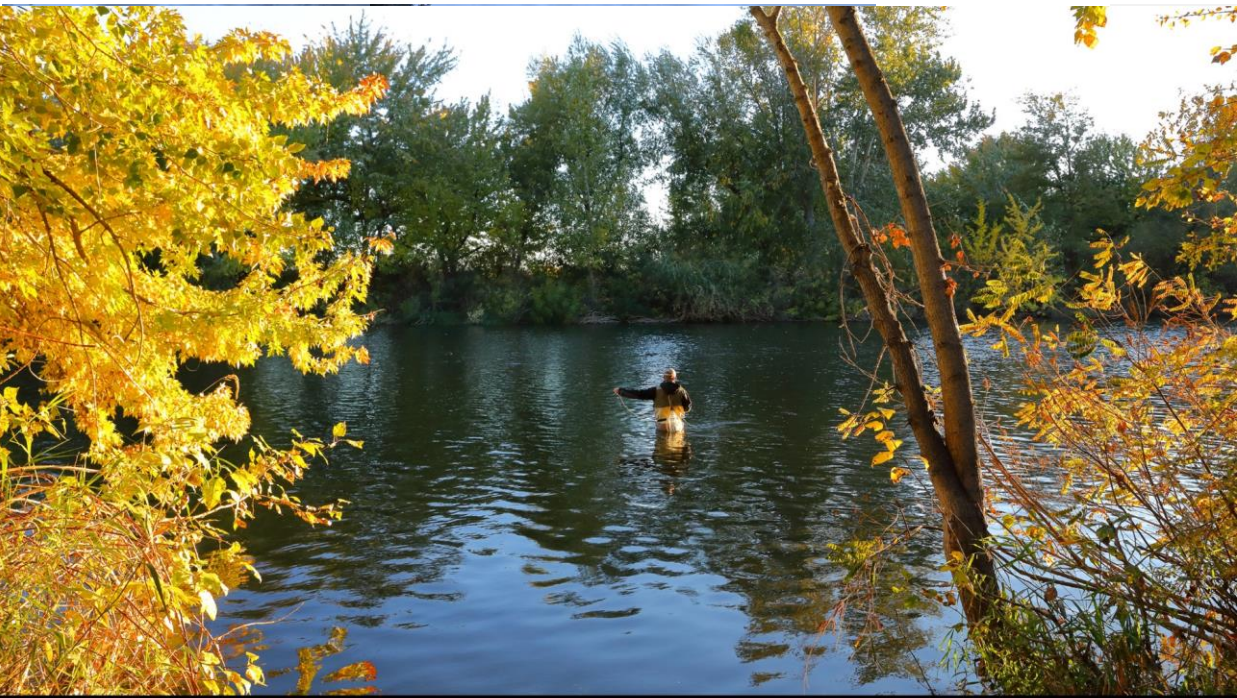
Business Improvement District (BID)

A BID can be formed in downtowns or similar areas where owners agree to pool funds, via annual assessment, for mutually beneficially maintenance and promotional costs. Such a structure is not appropriate yet in the Plan Area, but could be worth considering in the Riverfront Center area once development has gained sufficient momentum.

Proportionate Share

Proportionate Share is not technically a DIF, but with each new development submittal, ITD determines the effect and level of impact of that development. The developer then pays the City of Star directly at rates determined by ITD, and the City of Star holds these funds to pay for improvements, or to partner with ITD on combined and larger-scale facility improvements. A recent example of this cost-share option has been used on the State Street Widening Project.





CITY OF STAR

Comprehensive Plan

Shining Bright into the Future - 2040 and Beyond





Acknowledgements

Mayor

Trevor A. Chadwick

City Council Members

David Hershey
Council President
Kevin Nielsen
Jennifer Salmonsén
Michael Keyes

City Staff

Shawn L. Nickel, Planning Director and Zoning Administrator
Ryan Field, Assistant City Planner

Additional Contributors

Chad Bell, Former Mayor
Cathy Ward, Former City Clerk

Consultants:

Land Consultants Inc.
Mark L. Butler,
Land Use Planner

Keller Associates Inc
Justin Walker, PE
Ryan Morgan, PE
Steven Lewis, PE, PTOE
Jeff Porter, Cad Specialist

RKent Architecture
Rebecca Kent

David Szplett, Transportation Engineer/Planner
Richard Butler, Schools Component
Dana Partridge, Social Media/Website

Special Thanks

Hundreds of Star area residents for community involvement
Mike Olsen Photography for Photo Contributions

Approved April 23, 2019/Updated December 08, 2020/Updated December 07, 2021

Shining Bright into the Future - 2040 and Beyond | 1





Table of Contents

Chapter 1 – Introduction	3
Chapter 2 – History of Star	8
Chapter 3 – Vision	11
Chapter 4 - Property Rights	12
Chapter 5 - Population	15
Chapter 6 - School Facilities and School Transportation	21
Chapter 7 - Economic Development	29
Chapter 8 - Land Use	42
Chapter 9 - Natural Resources	71
Chapter 10 - Hazardous Areas	78
Chapter 11 - Public Services, Facilities, and Utilities	88
Chapter 12 – Transportation	103
Chapter 13 - Parks and Recreation	137
Chapter 14 - Special Areas or Sites	152
Chapter 15 – Housing	161
Chapter 16 - Community Design	168
Chapter 17 - Agriculture	180
Chapter 18 - Implementation	183
Chapter 19 - National Interest Electric Transmission Corridors	187
Chapter 20 - Public Airport Facilities	188
<u>Chapter 21 – South of the River Subarea Plan</u>	<u>179</u>
Glossary	<u>189</u>
<u>80</u>	





Chapter 1 – Introduction

Star is primarily a residential community and currently its economic base is agricultural with a growing service commercial component. Residential development within the city has grown at an extreme rate in the past 20 years with the 2019 population being over 10,000 people. As growth continues to expand west within the Treasure Valley, the community is aware that the Star area is experiencing growing pains. With this in mind, the city desires to prepare for the near- and long-term future, by taking a proactive approach to planning for growth, rather than being reactive.

As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas. The community does not want Star to become a "Stack and Pack" metropolitan city but wants to strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.

"strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown."

This Comprehensive Plan is to be the guiding document for our community to achieve its goals and objectives.

The Local Land Use Planning Act (LLUPA), Idaho Code 67-6508, which was first adopted in 1975, mandated that all Idaho cities and counties develop a Comprehensive Plan. Other than requiring that certain planning components be placed in the plan the Act did not tell local governments how the plan ought to be developed, where their information and documentation ought to come from, or how the plan ought to be assembled. That would be the responsibility of each jurisdiction.



Idaho Code requires that the plan consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component identified within the Idaho Code. The plan, with maps,



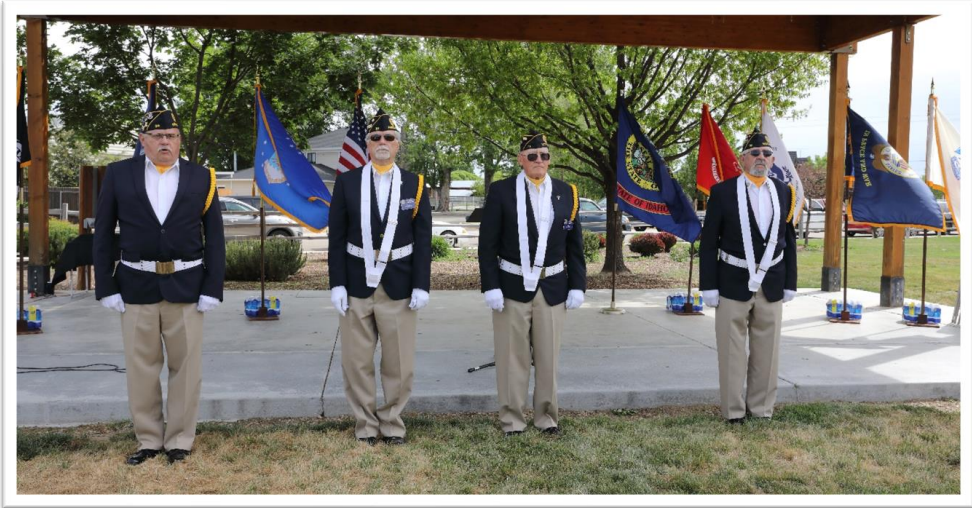


charts, and reports, shall be based on the components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

Currently Idaho Code includes seventeen planning components to be considered, all of which are addressed within this plan.

The act of comprehensive planning is an involved process, which is designed to reflect the needs and desires of the community. Local economic development groups have their forums for focusing on economic development, employment, and growth issues. Community leaders have typically held retreats for their organizations to focus on various land use issues. Mayors have State of the City addresses, but the Comprehensive Plan can provide an avenue to take various forms of information and place them in one concise comprehensive document.

A plan should give the public, developers, businesses, and government agencies a strong understanding of the city's intentions and desires regarding its future development, which will help lead to greater cooperation and minimize potential conflicts. The plan is intended to be a set of positive, rather than restrictive, statements concerning what the City of Star wishes to be and to accomplish. The goal of the plan is to introduce long-term consideration into the determination of short-term actions.



Shining Bright into the Future - 2040 and Beyond | 4





Although the year 2040 is used as a planning reference date, this plan is related more to growth principles and circumstances within its entire planning area rather than to a specific horizon year. Because of the incremental, gradual and often unpredictable nature of community development, no fixed date can apply to all the goals, policies, and proposals expressed in the plan and the entire planning area will extend significantly past the 2040 planning date for the plan's ultimate build out. It is estimated that about one half of the undeveloped area identified on the plan will see development within the 2040 planning reference date.

Planning is a continuous process. As conditions change and new information becomes available, objectives and priorities of the city may change and goals, objectives, and policies may be modified. This plan is intended to be the public growth policy of the City of Star and as such, must be responsive to change and forward-thinking. It should be reviewed and revised when necessary, to reflect the community's changing population, attitudes and desires. It is important to remember that the Comprehensive Plan is just that, a plan. Unlike ordinances, which it is subservient to, it is intended to be flexible and responsive to the communities changing conditions.





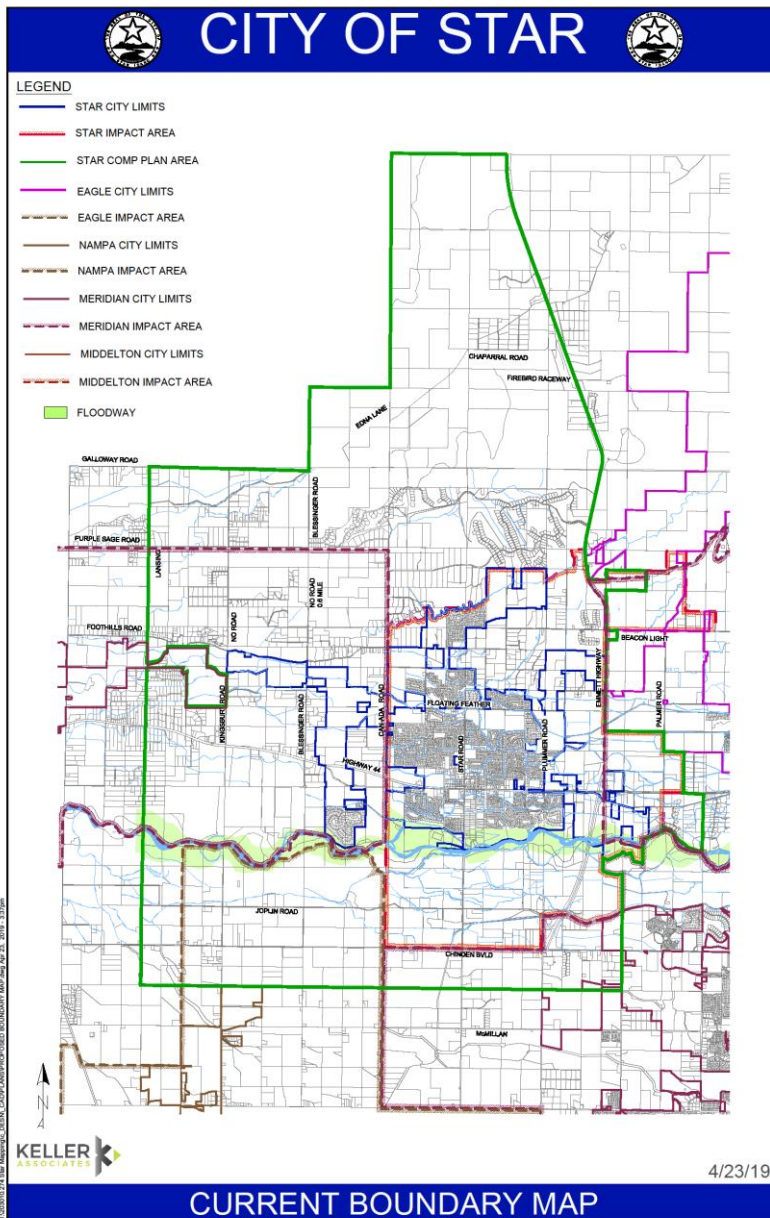
The Goals, Objectives, and Implementation (Policies) Strategies of the planning components within this plan are generally defined as follows:

GOAL: Goals usually are stated in broad terms to reflect community wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel, not a location to reach.

OBJECTIVE: The objectives statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition, or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

IMPLEMENTATION (POLICIES) STRATEGIES: Policies are specific statements that guide actions, imply clear commitment, and express the manner in which future actions should be taken. They are, however, flexible rules that can adapt to different situations and circumstances.





Shining Bright into the Future - 2040 and Beyond | 7



Chapter 2 – History of Star

The “Village of Star” was located approximately one mile to the east of the present City of Star and halfway between the present downtown and the Star-Emmett junction, Highway 16 and Highway 44. The first schoolhouse was built on that location in the 1870's on land donated by B.F. Swalley. When the settlers finished building the schoolhouse, they could not decide on a name for the building. One of the men carved out a star and nailed



it to the front door, pounding the nails all around the edge of the star. This became an important landmark for miles around and was a guide for travelers and miners. When the visitors came to the schoolhouse with the star on the door, they could travel west one mile and find board and lodging for the night. So, in time the town became known as Star.

The schoolhouse was replaced by a brick schoolhouse on River Street in 1903. In 1912, a 4-year high school was started. A new school was built in 1937 from bricks salvaged from the school built in 1903. The Star elementary school was built in 1975, alongside the old school which was later demolished. Star maintained its own school district for a period but is now part of the West Ada Joint School District. West of Star on Highway 44 is the two-story brick Central School built in 1905, which is now a private home and Arabian horse stable.

In 1905, Star incorporated and established city limits reaching four miles in all directions. During the early part of the 20th century the town flourished with rapid growth and with merchants very successful in business. The town had a mayor, marshal, constable, and justice of the peace. The jail was a frame building located just east of the Odd Fellows Lodge Hall. By the time the new interurban arrived, at least twenty new buildings had been erected. Rapid growth came with the confidence of the Boise Interurban Railway. Growth continued in 1909 with at least 30 new buildings erected. In





the early 1900s, Main Street periodically served as a racetrack. Horse races were a big event with most everyone and often followed by a baseball game. Impromptu races down Main Street were not limited to specific holidays but could arise from on-the-spot challenges.

Other activities included a weekly debate society where issues of the day such as railroads, Sunday laws, and women's rights were discussed. Also, there was a literary society, Star School sporting events, and a skating rink. An evening outing for a party of young people included chartering a trolley excursion to Boise and back. Star Trading Days were stock sales held every third Saturday of each month.

The initial growth of Star came with the construction of the Boise Interurban Railway. In 1907, W.E. Pierce completed the electric railroad which ran from Boise to Caldwell, via Eagle, Star, and Middleton, and back through Nampa and Meridian. The introduction of the Interurban also brought electricity to Star.

The Idaho Daily Statesman reported in 1907 that as a result of the completion of the Boise and Interurban line through Star, "This town has taken a wonderful activity and citizens here have awakened to the fact that Star is very liable to become a very important point before long. There's been a great deal of building of late and the population of the town has easily doubled since it was definitely known that the electric line would be built through here."

Completion of the Boise Interurban created radical growth with W.E. Pierce and Co. platting two new areas of land to the east of the original town site. These areas included Interurban Addition and





the Pierce Addition. Lot sales, as reported in the Idaho Daily Statesman at that time, were brisk.

The Star Interurban Depot with a freight office and passenger waiting room was built at Valley and Knox streets in 1907. The building was designed by Boise architects, Tourtellotte and Hummel. Nearby was the transformer house. At the time the stage connected to Emmett. With the introduction of automobiles into the Treasure Valley, the Interurban was used less and less, eventually going out of business in 1928. The loss of this link to the valley meant a decline in activity for Star. The depot was moved to the east side of town in the 1950's.

Star's growth declined with the closure of the Boise Interurban in 1928, while another setback came in 1929 when the town was dis-incorporated. Today the City of Star is going through a transition. The city is located 16-miles northwest of Boise, 6-miles west of Eagle, 7-miles east of Middleton, 9-miles north of Nampa and 16-miles south of Emmett. Star had historically been a small rural community of about 500 residents. The city was re-incorporated in 1998 with a population of 648. As the Treasure Valley has grown over the last 20-years, so has Star's population. Star remains the trading center of a working community which earns its living for the most part from the soil and from work outside the city, but the City of Star is growing and will continue to grow. The ongoing challenge is how the city should manage the growth.





Chapter 3 - Vision

As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a "Stack and Pack" metropolitan city but wants to *strive to retain its small-town family friendly character* while growing a strong commercial base and vibrant downtown.

Star acknowledges that it will continue to grow as the Treasure Valley grows, but Star's growth is to be a unique balance of environmentally sensitive urban and rural development. Urban development will be directed to our downtown, activity centers, and on lands with grades compatible for urban development as well as along regionally significant transportation corridors. The city will work in cooperation with landowners and local agencies to plan for and preserve rural planning areas in which large lot residential and agricultural uses continue in appropriate locations. The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas.

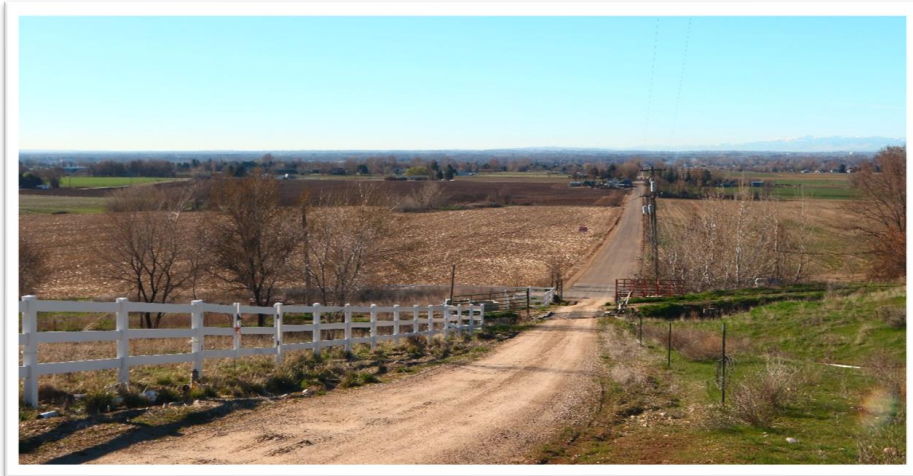




Chapter 4 - Property Rights

4.1 Idaho Code Regarding the Property Rights Component

Requires an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.



4.2 Background and Analysis

Private property rights encompass not only the right to develop, invest, achieve, and profit from property, but also the right to hold and enjoy property. As the population increases and a greater number of people live nearer to each other, the opportunities for land use conflicts become greater. Property rights must balance the individual's desire to "do whatever I want with my land" with a respect for the property rights of neighboring owners.





The 5th Amendment of the United States Constitution as well as Article 1§14 of the Idaho Constitution ensure that private property, whether it be land or intangible property rights, shall not be taken by the government absent just compensation. The Idaho State Legislature has also enacted statutory provisions requiring state and local governments to ensure that planning and zoning land use policies do not result in a taking of private property without just compensation. The statutory provisions include, among other things, a takings checklist generated by the Idaho Attorney General. The takings checklist must be used in reviewing the potential impact of regulatory or administrative actions on private property.

Land use policies, restrictions, conditions, and fees of the City of Star are not to violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property as prescribed under the declarations of purpose in Idaho Code §80-67 and its subsequent amendments.



Shining Bright into the Future - 2040 and Beyond | 2





4.3 Goal

All land use decisions made by the City of Star pursuant to this Comprehensive Plan shall protect fundamental private property rights.

4.4 Objectives

- A. Private property shall not be taken for public use without just compensation.
- B. Property rights of landowners shall be protected from arbitrary and discriminatory actions.
- C. No person shall be deprived of private property without due process of law.

4.5 Implementation Policies:

- A. Land use development regulations are to be designed to protect the health, safety, and welfare of the community, and to avoid any unnecessary conditions, delays, and costs.
- B. The protection and preservation of private property rights are to be a strong consideration in the development of land use policies and implementation standards and regulations and as required by law.
- C. The Comprehensive Plan and implementing ordinances are to strive for stable and consistent policies regarding development densities and requirements.
- D. Ensure that all applicants, pursuant to Idaho Code §67-8003, have notice of the right to request a regulatory taking analysis.
- E. All entitlements are to be reviewed in compliance with this plan.





Chapter 5 – Population

5.1 Idaho Code Regarding the Population Component

Requires a population analysis of past, present, and future trends in population, including such characteristics as total population, age, sex, and income.

5.2 Background and Analysis

For decades the City of Star had maintained a population of about 500 residents. When Star was incorporated in 1997 it had a population of 648. Since 1997 the population of Star has increased from 648 to 10,310 as of 2018.



The community itself desires a stable population increase with a slow growth factor, but understands that this is the ideal characteristic. In areas of sometimes more rapid growth patterns, such as the Treasure Valley, the most important factor regarding growth is that the city manages the growth pattern.

A managed growth pattern helps to ensure the consistency of the essential city services such as water, sewer, ambulance, police, and fire protection, expanding potential for business and job creation, establishing a balance of housing for homeownership and housing rentals, and preparing for educational needs and the development of quality sport and recreation opportunities.

The normal factors which affect populations are births, death, and migration, where migration is defined as a movement of residents into or out of a

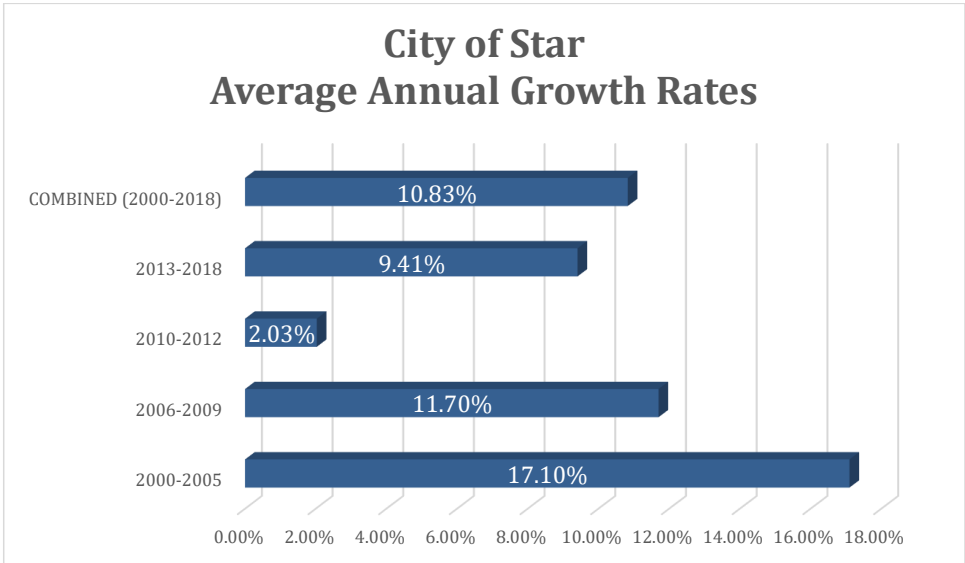


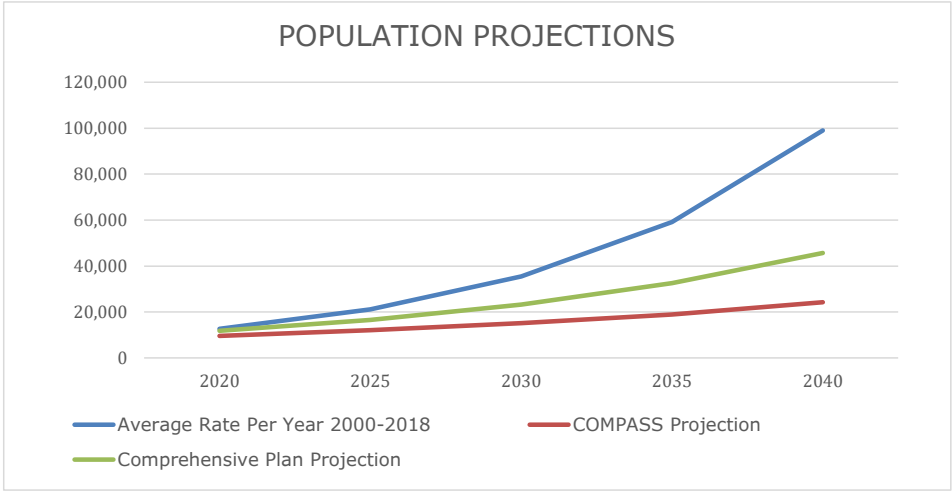


community. Large changes in population over a short time span (up to five years) can and will create many problems. This is why the land use plan should provide for the possibility of greater changes or fluctuations than would normally be expected.

Population forecasting is not an exact science. Economic conditions influence population levels. It is recommended that the demographic data be updated on an as needed basis. Based on population forecasts, significant additional infrastructure and community facilities and services will be required to maintain quality of life standards in the community.

Projections for the future population can be a challenging task. Many factors such as subdivision platting, building lots purchased, homes construction, in and out migration, and births and deaths will all determine the growth of the City of Star. The next federal census will be conducted in April 2020 which would be the appropriate time to review the population estimates.





Population Analysis			
	Actual Average Rate Per Year 2000-2018 (10.83%)	COMPASS Projection (4.75%)*	Comprehensive Plan Projection (7%)
2020	12,664	9,581	11,804
2025	21,177	12,134	16,556
2030	35,412	15,103	23,220
2035	59,216	18,937	32,567
2040	99,020	24,243	45,677

Note: Prior to the December 2018 adopted Compass CIM2.0 2040 Plan the original CIM 2040 Plan estimated Star 2040 population at 35,644

**Average percent per year in COMPASS CIM 2.0 2040 Plan*





City of Star & Treasure Valley COMPASS Population Forecast

Note: COMPASS projects 9,581 for 2020, actual for 2018 is 10,310

	2020	2025	2030	2035	2040
City of Star	9,581	12,134	15,103	18,937	24,243
Region*	674,974	745,286	830,314	940,579	1,022,000

Source: COMPASS CIM 2040 Plan

Comparison of 2010 Age Distribution

	Star City	Ada County	Canyon County	USA
Median Age	32.3	34.8	31.6	37.2
0 to 24	39.9%	35.7%	40.9%	33.9%
25 to 44	30.7%	28.8%	26.8%	26.6%
45 to 64	21.5%	25.1%	21.5%	26.4%
65+	7.9%	10.4%	10.8%	13.1%

Source: US Census, 2010

Comparison of 2010 Sex Distribution

	Star City	Ada County	Canyon County	USA
Female	50.8%	49.9%	49.5%	50.8%
Male	49.2%	50.1%	50.5%	49.2%

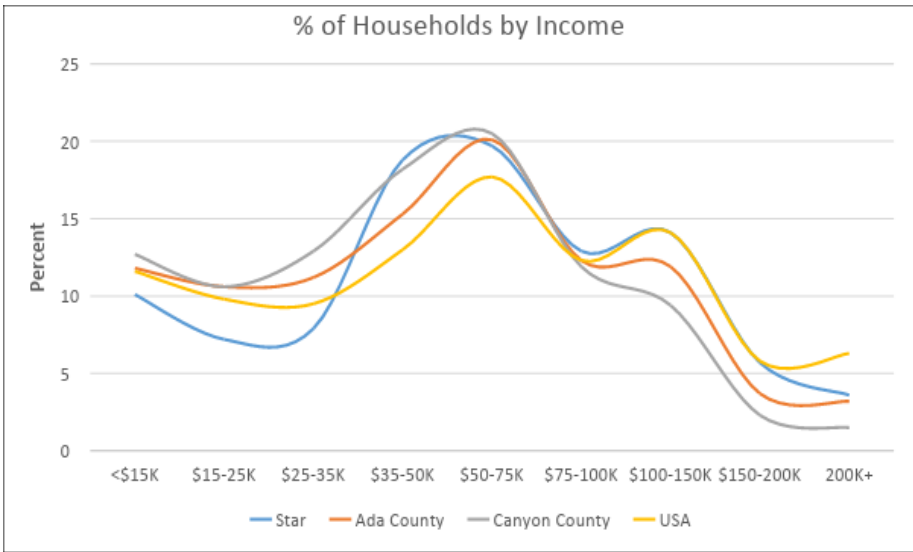
Source: US Census, 2010





Household Income & Education Distribution				
	Star City	Ada County	Canyon County	USA
Median Household Income	\$55,674	\$60,151	\$46,426	\$57,652
Average Household Income	\$75,716	\$80,990	\$57,151	\$81,283
Incomes above \$150K	9.3%	15.8%	3.8%	15.7%
Incomes below \$25K	17.3%	9.6%	23.3%	14.1%
Percent with Bachelor's Degree (age 25+)	20.3%	25.3%	12.9%	19.1%

Source: US Census 2017 American Community Survey



Source: US Census 2017 American Community Survey





5.3 Goal:

Manage population growth consistent with community goals and objectives as expressed within the Comprehensive Plan. Enhance the quality and character of the community while providing and improving amenities and services.

5.4 Objectives:

- A. The City of Star should coordinate with Ada and Canyon Counties in establishing and revising the Area of City Impact to better plan for future growth patterns on an area wide basis, while supporting the Star Comprehensive Plan.
- B. Review growth patterns within the city limits, Area of City Impact, and Comprehensive Plan boundary in order to curtail urban sprawl with low density housing and protect existing agriculture lands from unnecessary encroachment.

5.5 Implementation Policies:

- A. Monitor population growth and employment data to detect significant trends that will affect the Comprehensive Plan goals, objectives, and policies.
- B. Monitor changes in population demographics by regularly reviewing relevant indicators (building permits, census data) in order to estimate future impact to city services.
- C. Work with the Fire District to assure maintenance of adequate fire protection facilities and fire protection services.
- D. Provide a variety of housing opportunities for differing population needs ranging from large-lot residential to multi-family apartment uses.





Chapter 6 - School Facilities and Transportation

6.1 Idaho Code Regarding the School Facilities and School Transportation Component

Requires an analysis of public-school capacity and transportation considerations associated with future development.

6.2 Background and Analysis

Students in Star currently attend schools in the West Ada School District. As the city continues to expand into Canyon County, some students will be attending schools within the Middleton School District. The school facilities and transportation element of the Comprehensive Plan is meant to coordinate efforts of cities and school districts when considering school capacities, facilities, and transportation needs.

When new development and subdivisions are reviewed, it is important for the school districts to consider the impact on school areas and provide input to the city. The City of Star and the West Ada Joint School District have worked concurrently for the development of new school construction sites. Continued



Shining Bright into the Future - 2040 and Beyond | 2





partnerships could result in purchasing new park land adjacent to proposed school sites which would enhance additional open space. As additional facilities are planned, the following should be considered:

- A. Are there adequate municipal services to accommodate the land use?
- B. Are there any special considerations needed for construction at the proposed site?
- C. Will the future school site be located in an area that is currently developed or in the direction of the city’s natural growth?
- D. Where is the best location for the new school to accommodate the most students?

Cities across this nation, especially small communities, have local activities that can take advantage of school sites. Examples are community events, Saturday bazaars and carnivals, and high school sports events. As the city continues to grow, the city should, to the best of their ability, work with the Districts to preserve this tradition. Joint locations for parks and open space are important. Strong communities are built around their education system. The placement of new schools in neighborhoods should create a sense of place within the community through attractive design of public places, however schools should be in locations where city services currently exist and where vehicle and pedestrian access provided is safe and convenient.

As the city continues to grow, the city should, to the best of their ability, work with the Districts to preserve the tradition of working together for community events.

The West Ada School district is seeing tremendous growth with an annual student increase of nearly 975 students districtwide each year (for the last 20 years.) A Middleton School District representative stated that in 2017 enrollment for the Middleton High School was 1,236 and in 2018 it is 1,276.

As the city grows, the focus on school facilities should be considered a quality-of-life factor within the city. Representatives with the West Ada Joint School District state that land needed for an elementary school site is 10-acres with





a maximum capacity of 650-students. Likewise, a middle school would need 30-acres for a maximum of 1,000-students, while the acreage increases to between 50-60 acres for high school sites with a maximum of 2,000-students. This acreage could be less based upon combining school sites or partnerships with the city for joint location of recreation facilities.

2018-2019 Area Schools Enrollment and Capacity				
School	Grades Served	Enrollment	Capacity	School Type
Rocky Mountain High School	9-12	2395	1800	High School
Meridian High School	9-12	1890	2200	High School
Eagle High School	9-12	2022	1800	High School
Middleton High School	9-12	1281	1550	High School
Star Middle School	6-8	557	1300	Middle School
Star Elementary School	K-5	450	557	Elementary School

Transportation related impacts include school buses being driven through neighborhoods to pick up children as well as parents picking up and dropping off children. Traffic at elementary and middle schools are typically similar, being in the morning and the afternoon. West Ada Joint School District allows for open campuses for high schools. This means that students can freely move in and out of the campus without needing





permission. Major traffic impacts for high schools are in the mornings, lunchtime, and afternoon. Additional impacts consist of high school students attending or traveling to sporting events, such as football or basketball games, track meets, and other extracurricular activities.

Three major issues confront most school districts. The first is the establishment of safe school routes. This would include the location of safe walking routes (i.e. sidewalks and pathways) to and from school. Other concerns include routes along busy streets and the crossing of these streets. A second issue is the location of lighting at bus stops, and the third are railroad crossings. In the City of Star, public sidewalks are lacking in many of the older neighborhoods. In order to provide safe school routes, adequate sidewalks are needed. The city does not have many streetlights, and bus stops are typically not located at lighted areas. Better coordination is needed with the School District, Ada County Highway District, and Canyon Highway District 4.

Three major transportation issues confront most school districts.

- **FIRST is the establishment of safe school routes.**
 - **SECOND issue is the location of lighting at bus stops.**
 - **THIRD are railroad crossings.**
-

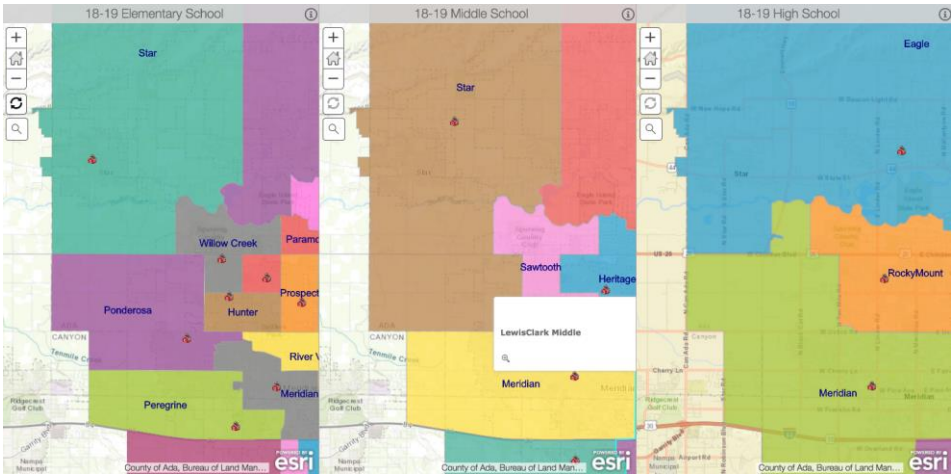
Bus transportation to and from the school sites is provided by the West Ada Joint School District and Middleton School Districts. Based upon District policy, only students who live within 1.5 miles, or have to cross dangerous intersections or rail crossings, may be bussed. Bus routes are reviewed annually, and adjustments are made.

The school facilities and transportation element of the comprehensive plan is meant to coordinate efforts of cities and counties, when considering school capacities, facilities, and transportation needs. When new development and subdivisions are reviewed, it is important for the school district to consider the impact on school areas and plan for adequate facilities.

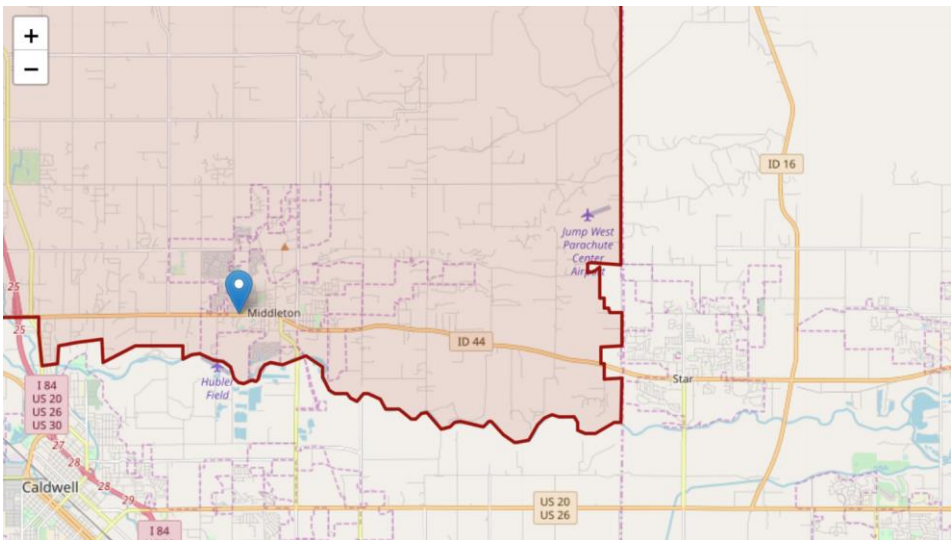




West Ada School District Maps



Middleton School District Map



Shining Bright into the Future - 2040 and Beyond | 6





6.3 Goal

The Star community is dependent upon the quality of education for its citizens. The learning environment for each student must be safe, functional and one that optimizes and enhances academic, social, emotional, and physical development.

6.4 Objectives

The partnership between the City of Star, West Ada Joint School District No 2, and Middleton School Districts should:

- A. Continue with the emphasis of cooperation and communication.
- B. Develop a safe route program.
- C. Continue to build relationships.
- D. Continue to participate in the planning process.
- E. Encourage schools to be sited within city limits in order to be cost-effective for city services.
- F. Consider public safety issues.
- G. locate bus stops near streetlights.
- H. Invite school participation in city events.
- I. Urge support of local businesses for extracurricular, academic, and sports programs of the school.
- J. Develop and expand fiber optics services for a distance learning center at the high school.
- K. Develop school signage which meets community and city needs.





6.5 Implementation Policies

- A. Encourage regular communication and meetings between city and school district officials.
- B. Work with the school districts to coordinate new school locations, which use existing or future city infrastructure.
- C. Where appropriate, the city and the school districts should share facilities.
- D. Continue to develop and maintain a dialogue with the school districts to arrange joint use of public facilities.
- E. Develop a cooperative program to expand the use of schools, land, and parks by the general public as well as students.
- F. Develop dual use of school sites for parks.
- G. Encourage the joint citing of schools and parks whenever possible.
- H. Work with the school districts, ACHD, CHD4, and developers to establish access options for Star Schools via pathways and/or streets.
- I. Establish and implement a safe school route program.
- J. School districts should meet city signage requirements.
- K. City seeks to support a partnership with the school districts to develop adult education and meet training needs for the citizens of Star.
- L. Locate elementary and middle schools within residential neighborhoods to facilitate walking and reduce bussing costs for the districts. It should be discouraged to locate elementary and middle schools on collector and arterial roadways as defined by the Regional Functional Classification Map. High schools may be located on arterials.
- M. Encourage high schools to reduce traffic impacts by providing limited/reduced student parking, developing alternative transportation, and/or establishing closed campuses.





- N. Encourage the school districts to continue to make schools available for civic functions when classes are not in session.
- O. Encourage land use development to reduce street hazards by developing access to elementary and secondary schools on local streets and/or pathways.
- P. Explore legally suitable opportunities for developers to assist in donating or purchasing school sites identified in the districts' master facilities plans, according to student demand created by future land use development.
- Q. Consider density incentives for the location/dedication of public-school sites.
- R. Consider allowing the non-building portion of school sites to be counted as required open space when school sites are dedicated.





Chapter 7 - Economic Development

7.1 Idaho Code Regarding the Economic Development Component

Requires an analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

7.2 Background and Analysis

When the City of Star was incorporated in 1997, its population was 648. Economic development has changed since then. The city has grown to an estimated population of over 10,000 residents in 2018. The once agriculture-dominated community has slowly been transformed into a community where suburban and rural land uses co-exist. Economic development plays an important role in creating and maintaining the living standards within a community. A strong economy provides economic opportunities to all citizens

A strong economy provides economic opportunities to all citizens through job creation and business ventures.

through job creation and business ventures. Economic opportunities create a tax base that supports schools, police, fire protection, parks, and other community facilities, services, and amenities. Economic development results from a partnership between business and government whereby a nurturing, supportive environment is created that stimulates growth and retention of existing businesses and facilitates the start-up and recruitment of new ones.

In a city the size of Star, a positive impact can best be made by focusing economic development efforts on the enhancement of the business climate for entrepreneurs and small businesses. An additional positive economic impact can be made by increasing the number of home-based businesses and telecommuting opportunities. Thus far, citizens from in and around Star have expressed an aversion to urban sprawl and a desire to maintain rural, small-town charm; yet economic growth and prosperity are universally desired.

Star's growth has created an opportunity to expand the city's economy by mobilizing human, physical, natural, and capital resources to produce marketable goods and services. As the city continues to expand, demands on





vital infrastructure components increase, and the sustainability of economic progress becomes more challenging. Specific challenges include:

- Defining future locations for commercial, office, and light industrial or high-tech uses
- Balancing the location and construction of commercial and residential development
- Connecting I-84 to US-20/26 (Chinden Boulevard), SH-44 (State Street), and SH-16 to manage traffic movement
- Considering a highway alternate route for thru-traffic that limits downtown Star pass through vehicles on SH-44 from SH-16 to Kingsbury Road
- Identifying the boundaries of the Central Business District
- Siting and construction of a special events center and a recreation center
- Keeping pace with basic infrastructure technology (e.g. broadband internet technology)



To address these challenges, Star’s city ordinances provide for the appointment of a volunteer Economic Development Committee (EDC). The EDC meets monthly to plan for the city’s economic development, to identify projects that address the city’s economic development needs, and to assign sub-committees and individuals responsible for carrying out those projects. The Star EDC, on an ongoing basis, is identifying a number of projects designed to enhance the economic opportunities for the community. Recently,





the EDC recommended, and the city sponsored, an effort to create Star’s first ever Economic Development Plan.

Star has been an active Gem Community. Created in 1988, the Idaho Gem Community Program provides training and technical assistance for rural communities interested in pursuing economic and community development. The program's primary goal is to help communities build local capacity and resources to meet the challenges confronting Idaho’s rural communities.

Diversification and strengthening of Star’s economic base continues to be a high priority. The city has established a precedent to improve the overall community structure to strengthen its position in the Treasure Valley by embracing cultural diversity in the areas of education, commercial and industrial expansion. Economic development must also be viewed in a broad context to include the creation of opportunities for segments of the population who are disadvantaged or have special interests or needs so that all can benefit from prosperity.

Immediate and long-term prospects for Star’s local economy are excellent. Development both inside and outside the city’s current corporate limits will provide many opportunities. Star’s competitive advantages include a location in close proximity to Boise, quality elementary and charter schools, capacity for additional demographic and economic growth, a balanced, debt-free city budget; and a proven track record of creating enhanced opportunities for its





citizens and businesses. Star’s economy will be enhanced by building on the important community assets, such as a highly skilled and educated workforce, entrepreneurial spirit, and abundant investment capital.

7.2.1 Existing Conditions

Historically, farming and other agricultural activities were the basis of the Star economy. However, in 2000, farming-related agricultural activity accounted for only 15 employees, which is only 1.7 percent of the city’s entire labor force. The largest job category was identified as management and professional related occupations. While it is both culturally and economically important for Star to continue to support and grow the agriculture-based businesses in its area, a greater emphasis should be placed on the development of high-value professional and technical businesses and occupations that will supply the community’s residents with higher paying long-term employment opportunities.

Major Employers (over 20 or more employees)	Approximate Number of Employees
West Ada School District	80
Star Merc/ Star Cafe	50
Star Sewer and Water	40
Bi-Mart	30
Sully’s	22
Star Fire District	20
Maverick	20





2017 Employment Status				
Profile of Selected Economic Characteristics	Star		Ada County	
	Number	Percent	Number	Percent
EMPLOYMENT STATUS				
Population 16 years and over	5,709		339,996	
In labor force	3,721	65.2%	225,745	66.3%
Civilian labor force	3,721	65.2%	224,627	66.1%
Employed	3,621	63.4%	214,984	63.2%
Unemployed	100	1.8%	9,643	2.8%
Armed Forces	0	0.0%	848	0.2%
Not in labor force	1,988	34.8%	114,521	33.7%
OCCUPATION				
Civilian employed population 16 years and over	3,621		214,984	
Management, business, science, and art occupations	1,269	35.0%	92,454	43.0%
Service occupations	729	20.1%	35,708	16.6%
Sales and office occupations	1,032	28.5%	53,830	25.0%
Natural resources, construction, and maintenance occupations	425	11.7%	14,870	6.9%
Production, transportation, and material moving occupations	166	4.6%	18,122	8.4%
INDUSTRY				
Civilian employed population 16 years and over	3,621		214,984	
Agriculture, forestry, fishing, hunting, and mining	62	1.7%	3,120	1.5%
Construction	416	11.5%	12,501	5.8%
Manufacturing	189	5.2%	18,837	8.8%
Wholesale trade	112	3.1%	5,921	2.8%
Retail trade	344	9.5%	25,877	12.0%
Transportation, warehousing, and utilities	82	2.3%	9,282	4.3%
Information	15	0.4%	4,883	2.3%
Finance, insurance, real estate, and rental and leasing	503	13.9%	15,327	7.1%
Professional, scientific, management, administrative, and waste management services	333	9.2%	27,026	12.6%
Education, health, and social services	788	21.8%	49,974	23.2%
Arts, entertainment, recreation, accommodation, and food services	159	4.4%	19,104	8.9%
Other service (except public admin.)	269	7.4%	9,283	4.3%
Public administration	349	9.6%	13,849	6.4%

Source: US Census





According to the 2017 American Community Survey, 45.8% or 3,591 of Star’s residents commuted daily to their place of employment. It is also reported that it took approximately 28.2 minutes for a Star resident to commute to work. 2,684 or 74.7% of those residents drove single occupancy vehicles. In addition, only 418 residents worked at home in 2017. Obviously, with the increase in Star’s population, it can be assumed that the sheer number of commuters and vehicles has increased dramatically since 2010. Simultaneously, the cost of transportation fuels has risen significantly without an appreciable improvement in vehicle fuel economy.

2015 Comparison of the Distribution of Jobs		
	Star	USA
Goods-Producing / Non-Service		
Agriculture, Forestry, Fishing, and Hunting	0.6%	0.9%
Mining, Quarrying, and Oil and Gas Extraction	0.1%	0.5%
Utilities	1.6%	0.6%
Construction	11.2%	4.7%
Manufacturing	0.1%	9.0%
Wholesale Trade	6.7%	4.3%
Service Related		
Retail Trade	7.4%	11.2%
Transportation and Warehousing	1.3%	3.6%
Information	0.0%	2.2%
Finance and Insurance	2.7%	4.2%
Real Estate and Rental and Leasing	0.4%	1.5%
Professional, Scientific, and Technical Services	10.7%	6.4%
Management of Companies and Enterprises	0.0%	1.7%
Administration & Support, Waste Management and Remediation	16.5%	6.3%
Educational Services	7.9%	9.4%
Health Care and Social Assistance	14.4%	14.7%
Arts, Entertainment, and Recreation	0.1%	1.7%
Accommodation and Food Services	11.7%	9.3%
Other Services (excluding Public Administration)	3.3%	3.2%
Public Administration	3.1%	4.6%

Source: LEHD Data (Longitudinal Employer-Household Dynamic) Census Bureau

The annual unemployment rate in Ada County was 2.8% in 2017, 3.5% in 2016, 4.3% in 2015, 4.9% in 2014, 5.7% in 2013, and 5.8% in 2012. The total work force in the county in 2017 was 225,475, while the total number of unemployed persons in the county was 9,643.

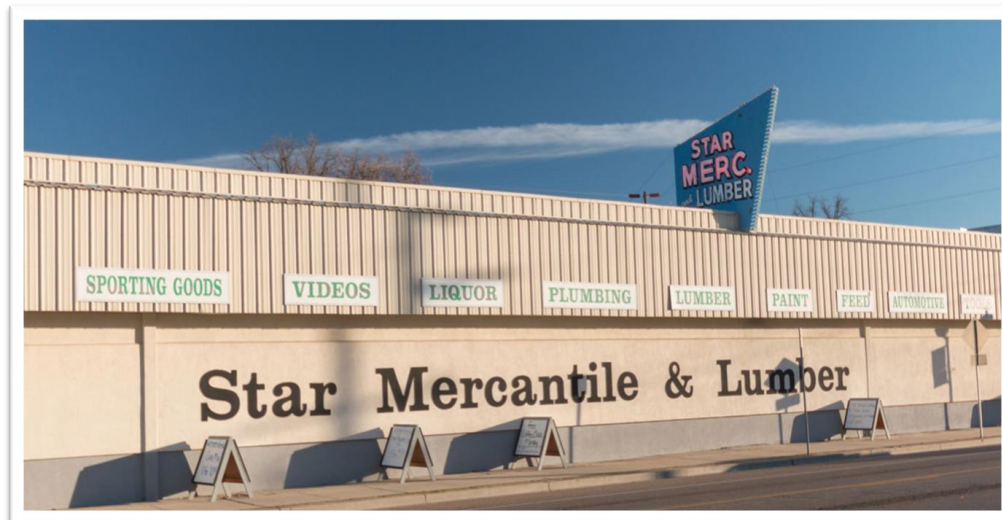




7.2.2 Star Trade Area

Consumers tend to travel to Boise, Eagle, Meridian, Nampa, and Caldwell for their larger shopping needs. Star shops offer basic amenities such as groceries and smaller goods. The Star Trade Area extends north to Emmett, east to Eagle, south to Meridian, and west to Middleton, which is an estimated total of 34,600 acres in Ada County alone.

Potential sales are lost (shrinkage) due to customers going outside of the Star Trade Area or to larger metropolitan areas, such as other nearby cities to make purchases. Some residents believe that they save money by buying less expensive products elsewhere. However, they must also drive a minimum of 4 miles to find a major, discount retailer. More upscale retailers and department stores are more distant. As gas prices fluctuate it may or may not be economical to buy essential goods outside of Star. Merchants must encourage Star residents to purchase local products.





7.2.3 Business Retention, Expansion, and Recruitment

The economic development strategy for the City of Star, Idaho, is based on three (3) distinct activities—Business Retention/Expansion, Business Start-up, and Business Attraction. The successful development of a strong economy in Star will depend on the successful creation of a business environment that:

- Supports the businesses that are already in and around Star
- Encourages entrepreneurship and the start-up of new businesses in and around Star
- Showcase the workforce and the infrastructure that will attract businesses from outside of Star

The city will strive to establish partnerships with various funding institutions and business development agencies, and area banks to develop workshops on funding opportunities and other aspects of business development.

7.2.4 Business Retention/Expansion

The primary economic development activity of the City of Star should be supporting the retention and expansion of companies that currently do business in and around the City of Star. Businesses will never be encouraged to start in or relocate to Star if there is no city support for them once they are here. The EDC and its meetings should be a sounding board where existing business owners and managers can voice their concerns or ideas and participate in establishing business policies for the city which are supportive of sustaining and growing any appropriate business.

Profitability and housetops are the primary determining factors in the success of any business. Efforts which help businesses to maximize revenues and minimize costs, from a global, community-wide perspective, should be undertaken. A focus of business retention is to understand local business needs and continuing market conditions. If deficiencies or needs are identified in which the city can affect positive change, the city is willing to work with partnering agencies to evaluate and affect needed changes.





7.2.5 Business Start-Up

The City of Star is an attractive and rapidly expanding community. The city presents a lucrative opportunity for entrepreneurs to launch new businesses. The City of Star and the Star EDC should develop policies that establish and support an entrepreneurial environment that promotes the creation of start-up businesses in and around Star. Areas of specific focus that will enhance start-up opportunities include: improving access to start-up investment or debt capital; improving availability, reliability, and affordability of broadband communications infrastructure; creating or supporting business incubation facilities and/or the establishment/attraction of a start-up business consulting organization.



7.2.6 Business Attraction

As the overall business climate in Star improves, a simultaneous effort will be made to attract and recruit additional businesses to Star. Priority should be given to businesses that will provide an appropriate selection of products and an appropriate level of service to the citizens of the greater Star community. Incentive policies will be established that make the location of a business in Star an attractive proposition. These incentives should be based on the number of jobs created, employee benefits package, and overall benefit to the community. The City of Star and the EDC will strive to establish and maintain a balanced portfolio of business interests in the community while permitting free market forces to determine the specific composition of the business base.





7.2.7 Central Business District (CBD)

The Central Business District (CBD) is the heart of the city and in many cases the condition of the CBD will set the tone of the economic vitality of the city. The CBD is very poorly defined. Absentee ownership of downtown property may be a concern. It seems that there may be issues regarding identifying or preserving historic structures. The Economic Development Committee and ad hoc committees established by the City Council should look at what can be done to help the CBD. The 2011 Star Downtown Revitalization Plan adopted by the city should be reviewed and updated for implementation of CBD development strategies within the plan.

Currently, the majority of Star’s commercial community is located along State SH-44 (State Street) which serves local resident needs and includes grocery and restaurant facilities, service businesses (such as hair care, auto parts and service), and other small businesses. Other businesses serve travelers using the state highway which intersects the community. Also along the highway are the Star Fire District Station, City Hall, Star Sewer and Water District offices, light industry/manufacturing, building supply, public storage, childcare/education, professional office, medical facilities, and the library. In addition, many of these businesses are small and family operated. Housing is interspersed among the commercial developments; some of these structures are of a historical nature.

As the community grows, other retail centers may be established, but it is important for the community to remain focused on the vitality of the central core and mixed-use developments with commercial on the lower floor and high density residential on upper floors for a vibrant Central Business District.

7.2.8 Post-Secondary Education

The City of Star recognizes the irrefutable value of post-secondary education opportunities for our children and for our citizens in general. Institutions of higher learning also present a compelling economic development opportunity because they produce a skilled and knowledgeable workforce while simultaneously producing jobs in education, tuition revenues, and residual economy from their specific operations. The city and the EDC will continually strive to improve our citizens’ access to post-secondary education up to and





including the establishment of a post-secondary educational institution within the Star community.

7.3 Goal

Enhance and develop Star’s economy which will build a stronger community.

7.4 Objectives

- A. Recognize the important role played by local institutions of higher education in attracting residents and creating jobs in the city.
- B. Support recruitment of environmentally sound and economically viable development that helps to diversify and strengthen the local economy.
- C. Provide a climate where businesses, particularly locally-owned ones, can flourish by enhancing the city’s natural resources, arts and culture, lively urban core, and vital neighborhoods.
- D. Improve regulatory certainty, consistency, and efficiency.
- E. Provide appropriate locations for an industrial/high-technical park.
- F. Support workforce training that will facilitate desirable economic development that helps to diversify and strengthen the local economy.
- G. Work with the Economic Development Committee (EDC) to obtain technical assistance and/or funding for the expansion or establishment of economically viable development.
- H. Develop a mixture of commercial, service, and residential developments that encourage walking.
- I. Develop a walkable mixed use live, work, play Central Business District (CBD).
- J. Develop a WiFi wireless program throughout downtown Star.





- K. Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.
- L. Promote the development of a hospital facility in the area.
- M. Provide on street parking in the CBD.
- N. Provide sidewalks throughout the CBD.
- O. Support existing community agricultural businesses.

7.5 Implementation Policies

- A. Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.
- B. Support economic development that employs local workers, provides family-supporting wages and benefits and offers affordable goods and services.
- C. Coordinate economic development efforts with other jurisdictions, as well as City and Treasure Valley committees and organizations as the City determines beneficial.
- D. Consider lands along Highways 16 and 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.
- E. Promote mixed use developments with commercial on the lower floor and high density residential on upper floors within the Central Business District.
- F. Strengthen the appearance and commercial development with the city's Central Business District/main street area.
- G. Develop a Post-Secondary education program within Star's city limits.
- H. Continue to streamline the development process.





- I. Encourage the procurement of goods and services from local farmers, businesses, and service providers.
- J. Create a public market.
- K. Work with Idaho Transportation Department regarding the upgrading of SH-44, which divides the CBD in order to determine the locations of sidewalks, trees, planters, and outdoor seating, and minimize negative vehicle impact to the Central Business District.
- L. Partner with the local agricultural community to ensure a place for agricultural business in the City of Star.
- M. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan.
- N. Implement the recently adopted 2018 Star Economic Development Plan.
- O. The city should consider retaining services of an economic development advisor.
- P. Work with the transportation agencies to consider a highway alternate route for thru-traffic that limits downtown Star pass through vehicles on Highway 44 from Highway 16 to Kingsbury Road as referenced in the transportation component of this plan.





Chapter 8 - Land Use

8.1 Idaho Code Regarding the Land Use Component

Requires an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

8.2 Background and Analysis

Land use issues are intertwined with other Chapters of the plan, such as transportation, economic development and community design. Managing growth and channeling it into an orderly community development pattern is a key element of land use planning. Unplanned growth results in undesirable and incompatible land uses.

The City of Star traditionally served as a community center to the rural surrounding area, serving agricultural uses and rural residents. Commercial uses were found mainly along State Highway 44, which bisected the city. In addition, residential uses were found along the highway interspersed among commercial uses. For several blocks, both north and south of the highway, residential development was found.

Since incorporation in 1997, the City of Star has been transforming from a rural to a small guideline, which provide a framework for making these decisions. It is the Comprehensive Plan that guides this framework.

The Comprehensive Plan represents the future of Star. The land use component is only one of the components to be considered when determining whether a particular proposal is consistent with the Comprehensive Plan. When determining what the Comprehensive Plan is to achieve, each component must be considered before a decision can be made. The components are to function in concert with no component standing in isolation.

It has long been held in Idaho that a Comprehensive Plan is a "guide". It has also been litigated in Idaho that the Land Use Map is only one component to be considered and that the "ENTIRE" plan is to be considered when rendering





a decision, not just the Land Use Map. The Land Use Map is not required to “mirror” zoning designations. A Zoning Compatibility Matrix is therefore incorporated into the plan to help elected officials determine the best zoning for a particular piece of property as it relates to the overall plan. It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide.

Existing zoning classifications may be able to adequately implement some components of the Comprehensive Plan. New zoning classifications may need to be considered in areas where the city's existing zoning is inadequate. The ordinances establish the conditions under which land may be used and future land use development patterns for the City of Star. Existing uses of land and buildings are permitted to continue, even if they are not in conformance with the plan implementation policies and the associated land use ordinances, as long as they were legally approved or have legal non-conforming rights.

Land use designations serve as a planning tool that assist the city in sustaining reasonable growth and development patterns and to identify land use patterns which remain consistent with the goals, objectives, and policies of the City of Star.





As development applications occur, the review of this chapter as well as other chapters of the Comprehensive Plan will create a balance of land use decisions. Incompatible land use will be reduced by reviewing goals, objectives, and implementation policies of the Comprehensive Plan. A community with a balance of land uses has a long-term economic stability. Residents need to have employment opportunities as well as a diverse choice of housing and retail services to maintain the city as a vital community. The City of Star aims to ensure that an adequate inventory of land is available so that the city is able to recruit new businesses and provide space for locally expanding companies.

New residential development has grown to the east, west, south and north of the original town-site. The predominant land uses are residential. Most of this residential land involves single family housing, although some multi-family properties do exist. The actual percentage of land zoned as commercial and industrial land is small when compared to residential land uses. Commercial properties in Star tend to follow the two main city arterials, State Street and Star Road. There are no industrial land uses within the Star city limits, but gravel pits and existing agricultural lands exist in the surrounding areas.

During City Council meetings, development decisions are made concerning annexation, rezoning, subdivision development, conditional use permits, planned unit developments, variances, and other matters. Due to this responsibility, it is necessary for the city to update ordinances, policies, and regulations in accordance with this plan.

8.2.1 Current Land Use Patterns

Existing Residential Land Uses

Rural-Urban Intersection Issues – Citizens of the Treasure Valley and beyond have been moving to the City of Star and the surrounding area. Land is being purchased and entitlements have been received for residential development. There are concerns of the farming and the former farming community that they are losing the quaint small rural city. It is recognized that the City of Star is going through a transition, where the rural community is intersecting with the urban community.





Residential land use patterns in the city limits include existing parcels of 1 to 5 acres and urban density single family subdivisions. Housing types include attached and detached single family dwelling units, patio homes, and multi-family dwelling units.



Existing Rural Residential District (RT)

The city includes a zoning designation of Rural Transitional (RT). Rezones to this designation should be terminated and instead rezones to a new designation of Rural Residential (RR) should be considered. The purpose of the Rural Transitional district has been to provide for the transition of agricultural land (no longer used for extensive agricultural purposes) into low density residential uses that provide a rural lifestyle. The maximum gross density allowed is one residential dwelling unit per two (2) acres.

The concept of having large lots as a “transition to future subdivision to urban lots” has proven ineffective and problematic. That can be the plan for agriculturally zoned properties. This RT zone and resulting development only create serious future conflict. What happens is the city ends up having large RT lots blocking urban infrastructure and then serious conflict arises when some of the large lot owners want to maintain their rural lifestyle and others want to subdivide as this zoning designation calls for. It is considered better to have a “Rural Residential (RR)” zoning designation for lots of 2 to 5 acres and plan them where they are to remain as part of the city and not be subdivided.

Existing Civic Land Uses

The Star City Hall, Star Library managed by Ada Community Libraries, an independent taxing district, the Star Sewer & Water District, and the Star Fire District Station #1 are located in the Central Business District on SH-44. The Star Senior Center is located at 102 Main Street.





Existing Open Spaces

The most important amenities are the Boise River, which is located one mile south of Highway 44, and the hillside areas to the north of the city center. The river is available for fishing, hiking, and viewing of wildlife. Currently, a continuous greenbelt does not exist, but the city is in the process of requiring portions of a future river greenbelt with development proposals. Blake Haven Park is located on Star Road across from Star Elementary School. Some of the new subdivisions have developed open space for their residents, but they are not public facilities.

Existing Commercial

Commercial land uses are generally located along Highway 44 and Star Road. A range of professional offices, retail, restaurant, and other services are located along these corridors. Commercial zoning approvals are occurring at the intersection of Highway 44 and Highway 16. There are a number of home occupations in Star, but the actual numbers have not been identified.

Existing Industrial Land Uses

Industrial uses are very minimal in Star with the closest use to light industrial being mini storage.

Existing Agriculture

The city acknowledges Idaho’s Right to Farm Act and the need to protect the role of agriculture in Star with the understanding that the area within its



Comprehensive Plan is transitioning to urban development. Development is not allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way. Existing conditions are such that current agricultural uses will be protected within Idaho’s Right to Farm Act and that the





trend is for agricultural uses to transition to urban development within the city’s Comprehensive Plan boundary. Compatibility of land uses are to be assured through development proposals. The goals and objectives, or desirable future situations for the agricultural uses within the city, are to protect such uses but to allow development to replace agricultural uses as the city grows.

8.2.2 Area of City Impact

Pursuant to Idaho Code Section 67-6526, Area of City Impact - Negotiation Procedures: “a separate ordinance providing for application of plans and ordinances of the Area of City Impact shall be adopted. Subject to the provisions of Section 50-222, Idaho Code, an Area of City Impact must be established before a city may annex adjacent territory.” Annexations outside of the Area of City Impact may be permitted as otherwise provided for within Idaho Code. In defining an Area of City Impact, the following factors should be considered:

- A. Trade Areas;
- B. Geographic factors;
- C. Areas that can reasonably be expected to be annexed into the city in the future.

The City of Star should work toward an agreement with Ada and Canyon Counties for land use decisions in pre-defined impact areas surrounding the city. The boundaries of the Area of City Impact are contingent upon negotiations with Ada and Canyon Counties and the surrounding cities.

In some cases, as requested by a landowner, the city has annexed outside its area of City Impact which is permitted. The City of Star recognizes that growth issues affect the city and both counties. Effective growth management will require a coordinated effort involving city and county land use regulations. Some of the more specific growth-related issues include:

- A. Potential for growth in the areas outside of the city and within the Area of City Impact;
- B. Modifications to the Area of City Impact and possible annexation;





- C. Expansion of city services only in areas within the city limits of Star or its Area of Impact;
- D. Based upon the Blaha case, the city recognizes that they can only make recommendations on land use issues in the Area of City Impact for lands not annexed into the city;
- E. Impacts of growth can affect the efficiency of existing and future transportation and transportation corridors.



8.2.3 Land Use Map Designations

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 unit per 5 acres.

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 crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, 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 lighting standards) may be offered for a more rural feel. 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.

Estate Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 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 adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 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 adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 5.01 units per acre to 10 units per acre.

High Density Residential





Suitable primarily for multi-family. This use should generally be located in close proximity to commercial centers and primary transportation corridors. The use is also suitable within the Central Business District in mixed use buildings with commercial or office uses on the first floor and high density residential on upper floors. Densities range from 10.01 units per acre and up. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include increased setbacks for multi-story buildings, landscape buffers, and transitional densities. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured.

Commercial

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

Central Business District:

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

Riverfront Center:

The Riverfront Center is planned to be a vibrant mixed-use center for the community that builds off River access and connection north to Main Street, the Riverwalk Park, and the River House. Uses encouraged are small-scale retail, restaurants, offices, and entertainment. High density housing is encouraged on the upper floors of buildings and at the fringes of the land use designation and transitioning into surrounding lower-density neighborhoods. The focus of the center should be a large-scale community civic space and gathering area at the river's edge that can be used for community events, markets, etc. Pedestrian and bicycle access through the Center and into surrounding neighborhoods is important.





[General character and design have been further clarified in Chapter 21 - South of the River Subarea Plan.](#)

Mixed Use

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed Use areas are not being used simply to justify high density residential use.

Light Industrial

Suitable primarily for manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Limited office and commercial uses may be permitted as ancillary uses. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare.

Commercial/Industrial Corridor

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





dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

Agribusiness

Suitable primarily for uses associated with agricultural activities, but due to parcel sizes, does not include large farming operations. The uses may include, but are not limited to, dry flower production, aquaculture, seed and fertilizer labs, agritourism, organic crops and fertilizer, farmers markets and roadside stands, bee keeping, nurseries and tree farms, and hydroponics.

Public Use/Parks/Opens Space

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

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. Where possible, open space should be located to be contiguous to public lands and existing open space areas.





Floodway



Floodway areas are defined as specifically shown on the newest edition of the Federal Emergency Management Administration Flood Insurance Rate Maps (FIRM) mostly along the Boise River (generally shown as floodway on the Land Use Map). These areas are to remain open space because of the nature of the floodway which can pose significant hazards during a flood event. 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 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.

When discrepancies exist between the floodway boundary shown on the Land Use Map and the floodway boundary shown on the FIRM maps so that the floodway area is smaller than that shown on the Land Use Map, the adjacent land use designation shown shall be considered to abut the actual floodway boundary.

Within the Riverfront Center specifically, the floodway area and associated floodplains should be designed to accommodate a large-scale open civic space that can be utilized for community events and markets, etc. This space should be designed and developed in coordination with FEMA requirements and should only include improvements that do not cause additional hazard risks.





but can incorporate access to the Riverfront, hard- and soft-surface pathways, open spaces and fields, interpretation and wayfinding, gardens, and/or amphitheater area.

Steep Slope

Areas with over 25% slope are to be “no development” areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

Special Transition Overlay Area

Development adjacent to, and potentially within, this area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. Site layout is to provide for a transition in density and lot sizing.

A. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:

Formatted: Font: Verdana, 12 pt

- a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
- b. Subdivision CC&R’s preventing further redevelopment;
- c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity.

Formatted: Font: Verdana, 12 pt

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to





Special Transition Areas shall be as follows:

<u>Adjacent Lot Zoning</u>	<u>Allowed Immediately Adjacent Minimum Lot Size</u>	<u>Allowed Minimum Lot Size Across the Road Transition</u>
<u>RR, RT or RUT with 1-acre or larger lots</u>	<u>1 acre lots</u>	<u>½ acre lots</u>
<u>R-1, RR, RT, RUT with smaller than 1-acre lots</u>	<u>1/3-acre sized lots</u>	<u>R-3 density</u>

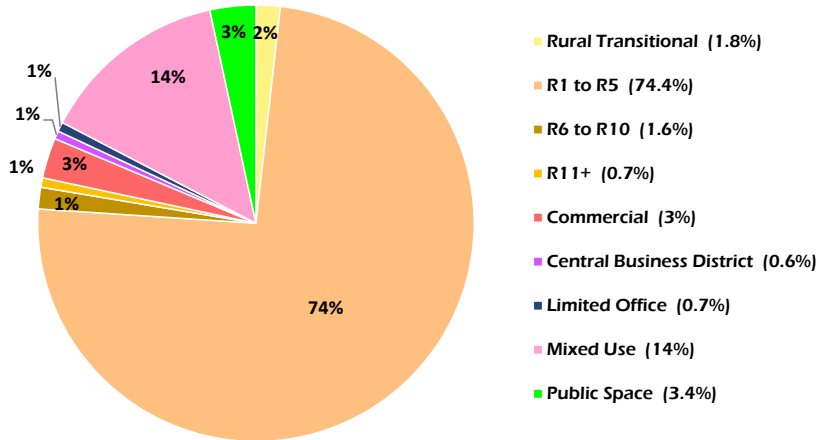
Formatted: Font: Verdana, 12 pt

Formatted: Font: Verdana, 12 pt

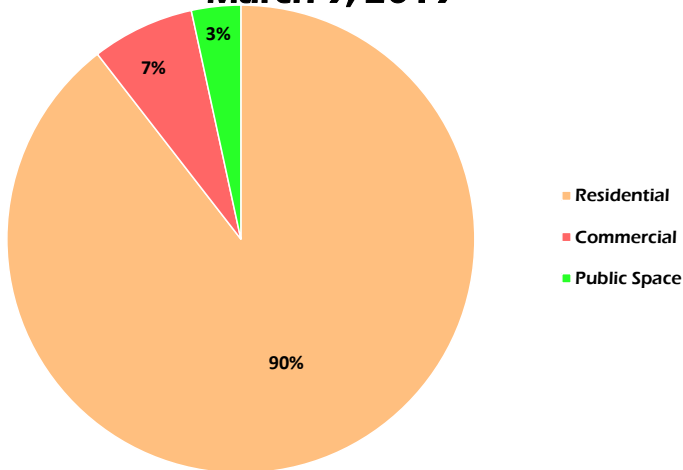




**Zoning Map Designations
by Land Area March 9, 2019**

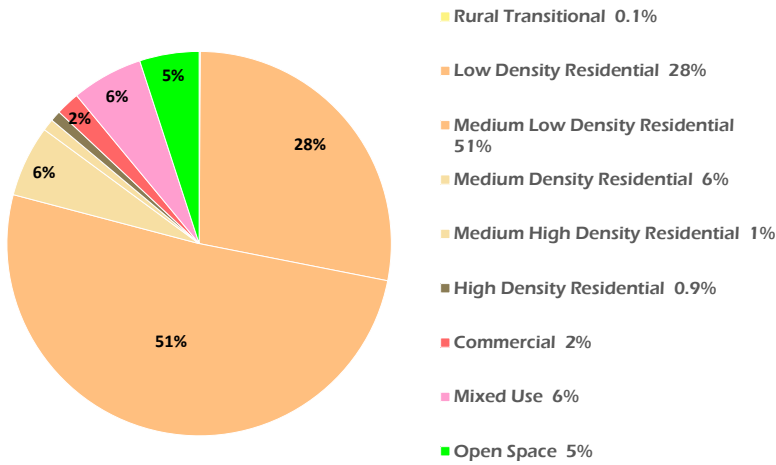


**Zoning Commercial vs. Residential
March 9, 2019**

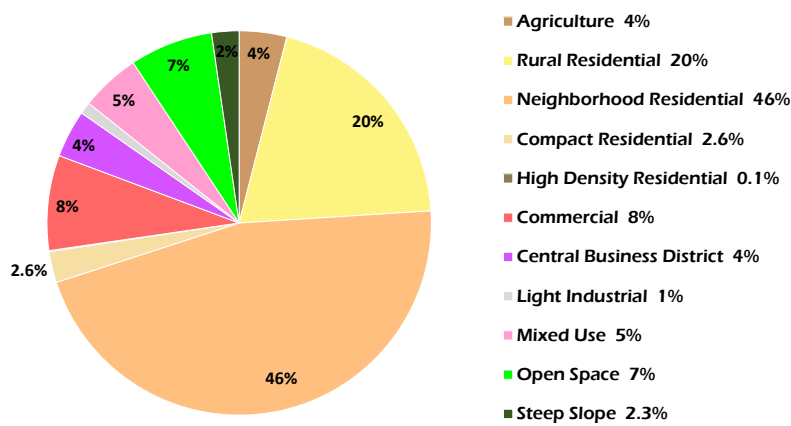


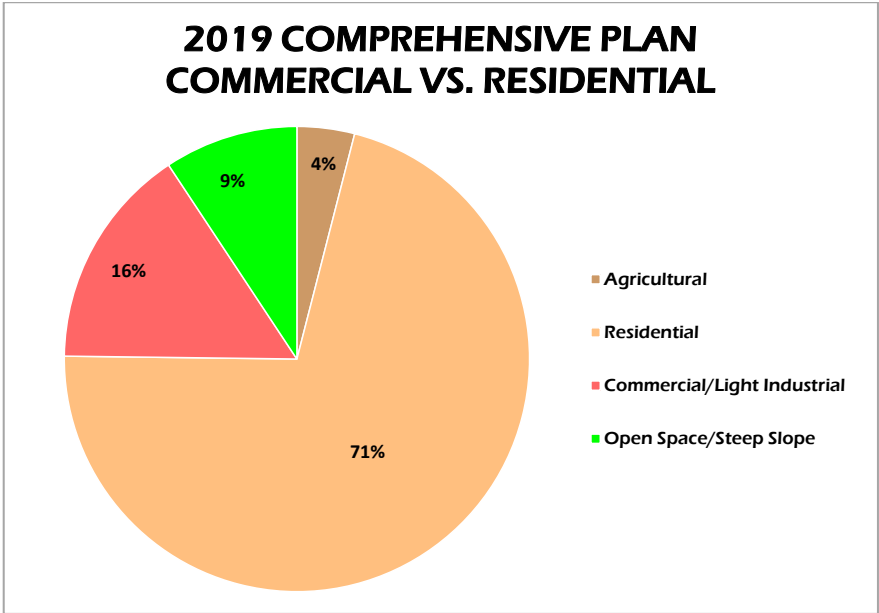
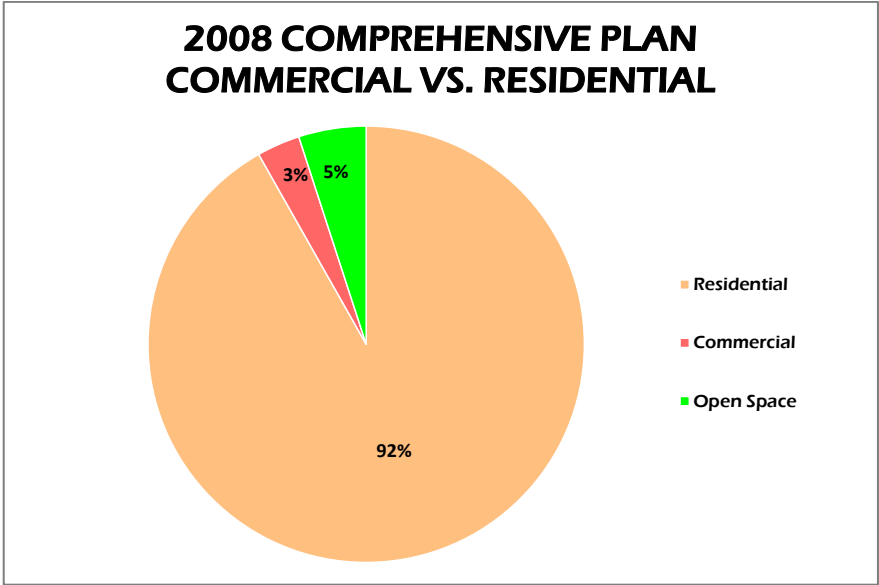


2008 COMPREHENSIVE PLAN LAND USE DESIGNATIONS



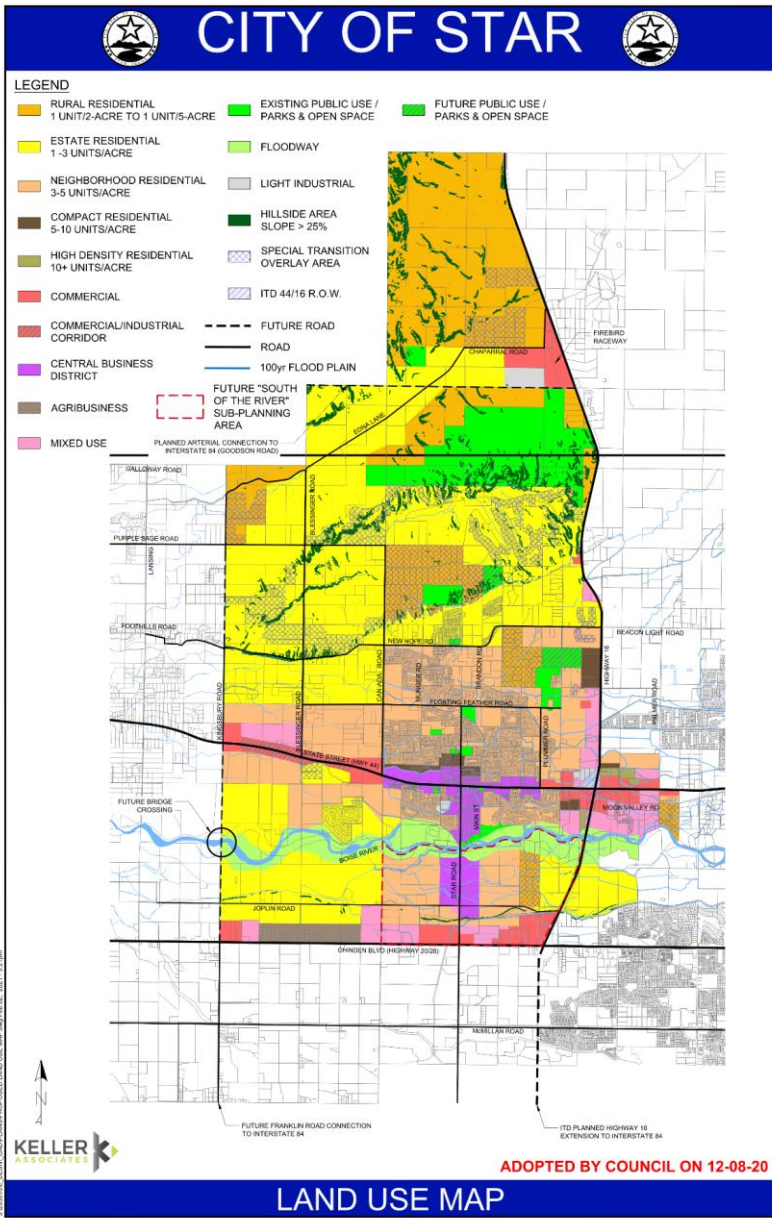
2019 COMPREHENSIVE PLAN LAND USE DESIGNATIONS







STAR Idaho



Commented [MM1]: Need to insert the new map once in-hand from Keller





ZONING COMPATIBILITY MATRIX

CITY ZONING DISTRICT CLASSIFICATIONS^{1,2}

FUTURE LAND USE DESIGNATIONS	Rural Residential	Residential	Residential	Residential	Residential	Central Business	Neighborhood Business	General Business	Limited Office	Agri-business	Light Industrial	Mixed Use	Riverfront Center	Public/Open Space
	(RR)	(R-1 to R-3)	(R-3 to R-5)	(R-5 to R-10)	(R-10 and up)	(CBD)	(C-1)	(C-2)	(L-O)	(AGB)	(LI)	(MU)		(PS)
Rural Residential	X													X
Estate Residential		X												
Neighborhood Residential		X	X						X					X
Compact Residential		X	X	X					X					X
High Density Residential		X	X	X	X				X					X
Commercial							X	X	X					X
Central Business District						X								X
Riverfront Center					X								X	
Mixed Use		X	X	X	X		X	X	X		X	X		X
Public Use/ Parks & Open Space														X
Floodway														X
Light Industrial							X	X	X		X			X
Commercial/ Industrial Corridor							X	X	X		X			
Agribusiness								X	X	X	X			
Steep Slope >25%														X

Notes:
 1. See land use policies for further clarification of uses and restrictions.
 2. A Development Agreement is required for all annexations or rezones.

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

- A. Preserve the family friendly feel of Star.
- B. Implement the Land Use Map and associated policies as the official guide for development.
- C. Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- D. Retain and encourage rural areas where it will not result in increased costs for urban services.
- E. Work to create a vibrant Central Business District.
- F. Encourage public participation in the land use planning process.
- G. Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- H. Require the conservation and preservation of open spaces and public access to the Boise River and BLM lands and interconnected pathways to be open to the public in new developments.
- I. Discourage development within the floodplain.
- J. 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.

J-K. [Work to create a vibrant Riverfront Center \(refer to Chapter 21\).](#)

8.5 Implementation Policies

~~8.5.1 “South of the River” Sub Area Plan:~~

~~A “South of the River” Sub Area Plan should be developed and adopted by the city for the area planned to be the future downtown of Star and its future~~





supporting periphery. This area includes the CBD (Central Business District) shown on the Land Use Map and the area between the Boise River and the Chinden Bench spanning from Highway 16 to the Can-Ada Road section line.

This area is critical for master planning to provide Star a sense of place in its downtown understanding that the current small central business district area has served well for many years but as development occurs, and State Highway 44 is widened an expansion of the activity center of the city will be needed. Expanding south incorporates the beautiful Boise River with a significant amount of floodway area which can serve the new Sub Area well with many acres of parkland and public access to the river understanding that existing property owner property rights are not to be infringed.

The CBD area of old town has many development constraints due to the small lots created in years past and the lack of a roadway grid system needed for commercial type uses. Compact development, as outlined by the CBD implementation polices within this plan, are critical for the vibrancy of the future downtown of Star. Highway 44 and Star Road south of Highway 44 are to be planned in this area as key commercial corridors. Collector roadways and land use goals, objectives and policies need to be adopted for the area south of the river to avoid urban sprawl, limit development in the flood plain, and to provide for compatible land uses supporting and enhancing the vitality of the historic central business district area. Until the Sub Area Plan is adopted by the city, development will be permitted in accordance with the other sections of this Plan, understanding that existing property owner property rights are not to be infringed. The Sub Area Plan will take precedence over the land uses shown within this Comprehensive Plan.

8.5.1. Policies Related Mostly to the Riverfront Center

- A. The Riverfront Center should allow for a mix of commercial, office, institutional, civic type and residential use and as shown on the Land Use Map.
- B. High-density residential is suitable within the Riverfront Center in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main city service facilities should be located at Star Road and the Riverfront Center and clustered into a "City Services Campus".

Formatted: Indent: Left: 0.5", Hanging: 0.38"





including City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities. In addition, a large-scale civic space and gathering area should be adjacent to the campus and could be developed within the floodway and floodplain area along the Boise River.

- D. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the Riverfront Center.
- E. Single-story use buildings should be discouraged within the Riverfront Center, in favor of two- to three-story mixed use buildings. A new City Civic Center could be accommodated as a single-story building.
- F. Building orientation should face both the east-west roadway and Riverfront area, accommodating uses along both roadway and civic space areas.
- G. Pedestrian connections should be accommodated every 300' at a minimum between the Riverfront Center Main Street and the Riverfront Park.
- H. The floodway lands adjacent to the Riverfront Center designation, as shown in the Comprehensive Plan Land Use Map, should be developed as Civic space and gathering area, along with accessible park space.
- I. A pedestrian bridge should be constructed across the Boise River, connecting the Riverfront Center with Main Street, Riverwalk Park, and the River House.





8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas

- A. Create a "Rural Residential" land use zoning designation for rural lots to permanently remain as a part of the city in strategic locations and terminate rezones to the Rural Transitional (RT).
- B. Rural Residential areas help to preserve Star's rural feel and huge manicured "Rural Residential" lots are discouraged in order to preserve land for more rural/agricultural type use. The manicured home site areas on these properties should be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.
- C. Modified street sections with dark sky lighting standards should be encouraged in Rural Residential land use areas.
- D. When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting rural residential lots.
- E. Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.
- F. Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size.
- G. Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.
- H. Add an Agricultural (A) zoning designation within the zoning code to allow for large parcels of land to be annexed into the city as either agricultural use or as agricultural use transitioning in the future to city rural residential or urban lots.





- I. At the time that the Comprehensive Plan is adopted, the existing legal uses of land will not be impeded.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
- C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.





8.5.4 Policies Related to The Special Transition Overlay Areas

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

8.5.5 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. ~~Within the South of the River Sub Area Plan recommended herein,~~ 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.

8.5.6 Policies Related Mostly to The Commercial Planning Areas

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





existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

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

8.5.7 Policies Related Mostly to The Mixed Use Planning Areas

- A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any mixed use area considering existing property owners rights.
- B. Development within the Mixed Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- C. In general, mixed use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed use building.
- D. Mixed use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and_Neighborhood Residential. Uses for these mixed use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- A. 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.

- B. Where possible, open space should be located to be contiguous to public lands and existing open space areas.
- C. 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.
- D. Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- E. 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.
- F. 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.
- G. Common areas in subdivisions should be centrally located for the residents use and should include micro-path connections where feasible.
- H. 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.





- I. 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.
- J. Floodway areas are excluded from being used for calculating residential and development densities.
- K. 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.
- L. Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- M. 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.”
- N. 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

- A. Upon review of specific development applications, the Council may approve uses considering that the boundaries of the various land use designations shown on the Land Use Map are contemplated to be slightly flexible based upon existing property lines and other site considerations.
- B. Update the Area of City Impact boundaries.





- C. Encourage the city and county(s) to meet on a regular basis to discuss common land use issues within the Areas of City Impact.
- D. Developments planned in the area where the Star Comprehensive Plan overlays the Comprehensive Plan of adjacent cities should be planned in a coordinated manner to limit conflicts between city jurisdictions.
- E. Encourage public participation in the land use planning process.
- F. With regard to land-use planning, property owners and residents within Star's Comprehensive Planning area who live outside the city limits and are not entitled to vote in city elections are encouraged to provide public input for consideration by the City Council.
- G. Develop processes for public participation and materials that describe the development and public hearing processes.
- H. Develop a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities.
- I. Encourage flexibility in site design and innovative land uses.
- J. In the Neighborhood Residential Land Use Designation property of sufficient size may be developed with a mix of housing types such as single family, two family, and multi-family with appropriate transitioning as referenced otherwise herein and with the gross density not being exceeded.
- K. Buffer and transition development is to occur between conflicting types of land use.
- L. Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- M. Amend the code to require tree lined streets where appropriate.
- N. Require more open space and trees in subdivisions.





- O. 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.
- P. Promote “trip capture,” in new development.
- Q. The Star Fire District is encouraged to respond to development applications by advising the city’s Planning Department of the impact that the proposed development will have, if approved, on the standard response time.
- R. Develop an infill development ordinance.
- S. Developments will be required to provide groundwater studies where needed to address possible impacts to existing wells or the aquifer.
- T. Support well-planned, pedestrian-friendly developments.
- U. 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.
- V. The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.





Chapter 9 - Natural Resources

9.1 Idaho Code Regarding the Natural Resources Component

Requires an analysis of the uses of rivers and other waters, forests, ranges, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

9.2 Background and Analysis

The natural resources of the Star area include the climate, natural environment of the arid foothills, the Boise River and other waterways, geology and soils of the area, natural vegetation, and the diverse wildlife.

A review of development proposals should consider the purpose for which land is best suited, as defined by a combination of its natural characteristics, location, and the goals of the city. Within this context, environmental conservation and protection serves many purposes. Conservation can protect the natural and urban environment as well as add to the overall quality of life for the community.

One of the most important ongoing planning challenges, however, is to adequately conserve and balance the natural resources of the City of Star with population growth and the protection of the area, which makes the city an attractive place to live. Natural resources are an integral component when a community is approached with new development.



The goals and policies stated in this component are intended to establish a balance between development and the conservation of such natural resources. Natural resources exhibit both opportunities and limitations to human use.





9.2.1 Climate, Precipitation, and Temperatures

The City of Star is located approximately 2,467 feet above sea level and enjoys a mild climate. Star has an annual average precipitation of 11.76 inches. Most of the precipitation occurs between the months of November to May. The average annual snowfall is 19.7 inches, with killing frosts as early as December and as late as February. There are approximately 212 frost free days in Star from March to December. This allows for a relatively long growing season.

Winters in Star, though cold, are generally not severe. Summer days are hot, while nights are relatively cool. The average maximum temperature is 62.9 degrees, and the average minimum temperature is 39.5 degrees. Northwestern winds prevail with intermittent southeasterly winds in winter and spring. The climate is favorable for many agricultural pursuits in the area. The current crops in the area vary widely from wheat, oats, corn, beans, mint, hay, pasture, alfalfa, and clover seed, to sugar beets, potatoes, and many specialty seed crops.

9.2.2 Hydrology

Waterways, including the Boise River, Little Gulch Creek, Big Gulch Creek, and numerous irrigation canals and ditches are the most pronounced features of the area. These waterways provide homes to over 200 species of birds, 50 species of mammals, 7 species of amphibians, and 20 species of fish. The water also provides recreational opportunities for residents, including swimming, fishing, hunting, floating, and bird and wildlife viewing.

Groundwater in the area is generally quite shallow except in the foothills area. The Star Sewer & Water District drinking water is obtained from groundwater wells located north of the city. Residents outside the Star Sewer & Water District rely upon shallow groundwater wells for domestic supply. Many of the domestic wells are artesian (flowing) wells with flow rates that fluctuate with the season and high-water table.

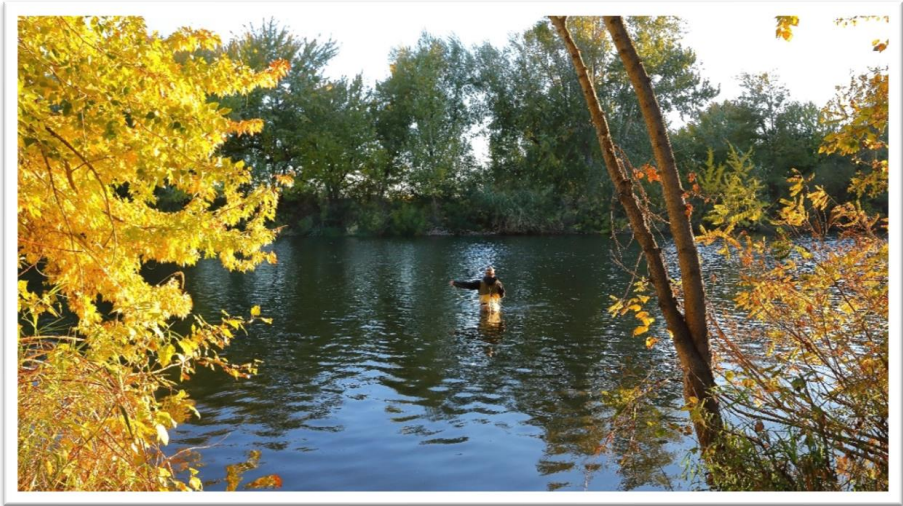
9.2.3 Geology and Soils

The primary geology of the Star area consists of material from the Idaho Batholith. The City of Star is situated within the defined Broadway Terrace, thus making Star a prime location for sand and gravel extraction. The soils of





the region consist of several major soils with numerous subsidiaries of each soil type as defined by the U.S. Soil Conservation Service. While many minerals are lacking, there are deposits of sand and gravel.



9.2.4 Wildlife

Various types of wildlife have been sighted in Star and the area of city impact includes deer, foxes, coyotes, raccoons, skunks, rabbits, squirrels, muskrats, beavers, minks, and many other mammals. The wide variety of songbirds, game birds, eagles, great blue herons, and other waterfowl are notable features of the skyline. Although generally less adored than the furry or feathery creatures, the area is also home to many species of reptiles, amphibians, and fish.

Each individual species has specific habitat needs including the basic requirements of food, cover, shelter, and space. Loss of critical habitats or landscape diversity can lead to relocation to other less desirable habitats or extinction. Key habitats are the product of slope, soil type, physical features, and available water. Often these key habitat areas are also desirable sites for human development and occupation. It is important that the development of the area be conducted in a manner that protects the wildlife while meeting the needs of the human population.

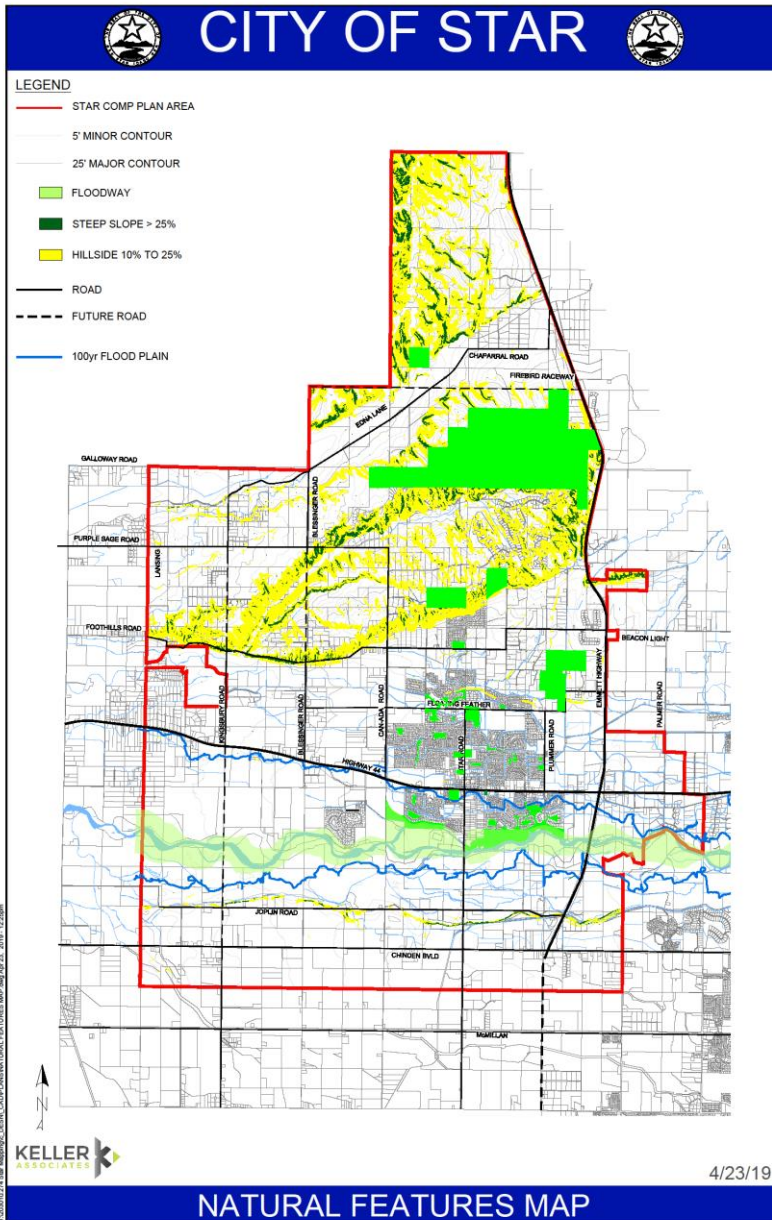




9.2.5 Vegetation

Vegetation in the area consists of cultivated fields, riparian forests, urban forests, and the native shrub-grass-forb complex. Improperly planned developments can result in converting the very diverse plant communities in the area to more simple communities at the expense of the wildlife, soil, water and air quality, and recreational and aesthetic value. Healthy native vegetation communities reduce the potential for wildlife conflict with people and agricultural pursuits.







9.3 Goal

Recognize and protect the natural beauty and resources of the city and maintain a harmonious balance between human populations and nature by ensuring that resources are properly respected and protected.

9.4 Objectives

- A. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views, and areas of natural beauty.
- B. Promote Natural Resource areas by creating, preserving, and enhancing parks, hiking trails, active and passive recreation facilities, and by creating useable open space for the betterment of the community.
- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.
- D. Protect water quality and quantity in the streams and groundwater and consider the potential regional impacts on water supply and wastewater management for all proposed developments, except within the Riverfront Center, to allow civic gathering area, open, and park space within the floodplain.
- E. Preserve the natural beauty and habitat of the Boise River and land adjoining the river.

9.5 Implementation Policies

- A. Implement appropriate goals and development requirements, including setbacks, densities, development standards, and open space requirements to minimize impact on natural resources.
- B. Provide buffers to natural resources with transitional land uses.





- C. Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.
- D. Prohibit new development in floodway areas and limit development in the flood fringe of the flood plain.
- E. Provide wildlife habitats and corridors where evidence indicates they are justified.
- F. All developments should comply with all applicable water quality, air quality, species protection, and land use regulations and requirements.
- G. Conduct a natural resource audit.
- H. Encourage the preservation of open space, wildlife habitats, and fish habitats.
- I. Locate development away from sensitive wildlife habitat areas.
- J. Adopt ordinances, site plan reviews, subdivision regulations, and/or overlays to address land issues in or near wildlife, water resources, scenic views, steep slopes, and unique habitats.
- K. Develop mitigating measures to offset or minimize the impact of development.
- L. Encourage the development of a buffer which ensures the unique habitat, existing wildlife, and scenic value of the Boise River ecosystem is preserved.
- M. Critical and sensitive areas regarding natural resources in the City of Star should be identified. Currently, there is not any documentation regarding the types and locations of critical and sensitive areas. In order to acquire this information, the city may choose to have those in the development community provide this information as part of their land use applications or the city may choose to fund these requests from the general fund.





N. Utilize existing irrigation canals and ditches as open space and potential trail alignments where possible, and to highlight the area's agricultural history."





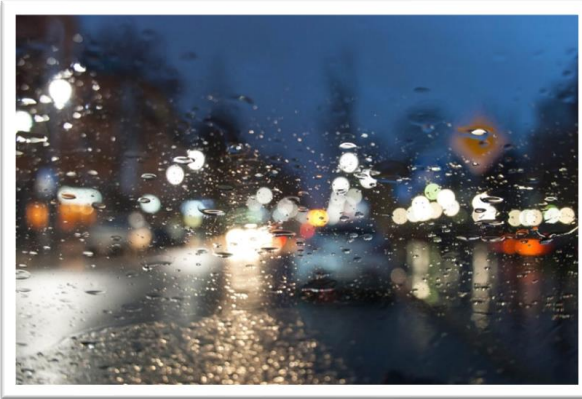
Chapter 10 - Hazardous Areas

10.1 Idaho Code Regarding the Hazardous Areas Component

Requires an analysis of known hazards, as may result from susceptibility to surface ruptures, from faulting, ground shaking, ground failure, landslides or mudslides, avalanche hazards resulting from development in the known or probable path of snow slides and avalanches, and floodplain hazards.

10.2 Background and Analysis

Hazardous areas are those areas with the potential to threaten human health, safety and property. It is important to identify these areas to prevent development in potentially hazardous areas. Hazardous areas can relate to the natural environment such as seismic hazards, slopes, erosion hazards, and floodplains. In addition, landfills, waste disposal areas, railroad crossings and tracks, grain elevators, brownfield sites, transportation of hazardous materials, and airport clear zones can be hazardous. Cities have police and fire departments to protect the health, safety, and welfare and cities have the responsibility to protect their citizens to the best of their ability. The city develops policies to assure that hazardous areas are managed correctly.





10.2.1 Soil Erosion

Exposed surface soil materials are prone to erosion by wind and water. Ground-disturbing activities such as construction, quarrying and tillage increase soil erosion. Soil erosion also occurs from runoff, irrigation, wind, slope instability, and climate. The amount of vegetative cover also affects erosion. Soils in the City of Star are susceptible to both wind and water erosion. Surface irrigation is the largest contributor to erosion.

10.2.2 Soils and Slopes

Slopes in Star vary depending on soil types. Based on the Soil Survey data and definitions of soil types in the Star area, most of the Star planning area is at a 0 to 10 percent grade with slopes between 10 and 25 percent and slopes over 25 percent both identified on the Natural Features Map.

10.2.3 Brownfield Sites

Brownfield sites are defined as abandoned, idled or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination (USEPA, United States Environmental Protection Agency.) The City of Star currently has no brownfield sites on the Idaho DEQ list of brownfields.

10.2.4 Landfills

Commercial and industrial wastes can be transported directly to the landfill located at 10300 N. Seamans Gulch Rd, Boise. The new landfill has an expected life of 100 years.

10.2.5 Hazardous Material Transportation

Hazardous materials incidents present the most likely technological hazard in each county. Hazardous materials, including agricultural chemicals, are commonly produced, stored, and used in Ada and Canyon County. Hazardous chemicals are found in hundreds of facilities in the counties; many facilities have at least one "extremely hazardous substance." Hazardous materials are also routinely transported over the counties' 200 state and 1,500 local roadways, hundreds of railway and pipeline miles, and through the Boise Air





Terminal. Over a dozen facilities in the county have radioactive materials licenses.

In response to the growth and popularity of the collection program, Ada County built a permanent household hazardous material collection facility at Ada County's landfill. The Facility provides to individuals and qualifying businesses an opportunity for proper hazardous material management.

Collection of household hazardous material at a centralized location reduces pollution threats. It also provides an opportunity to inform the public about their environment, hazardous materials, and alternatives to using hazardous products.



10.2.6 Agricultural Uses

The current crops in the area vary widely from wheat, oats, corn, beans, mint, hay, pasture, alfalfa, and clover seed, to sugar beets, potatoes, and many specialty seed crops. Current agricultural practices contribute to potential water contamination. Nitrate infiltration threatens underground aquifers. Agricultural use is on the decline. Single family residential areas are becoming a primary land use in Star.





10.2.7 Snow Loads

Snow can affect buildings, particularly roofs, in many ways. It can cause the collapse of roofs due to heavy snow accumulation; ice and ice dams can result in water leakage under shingles and over flashings; snow can slide from sloped roofs and skylights, endangering pedestrians, drifting around buildings, hindering access by people and vehicles, and wetting inside buildings from infiltration of wind-blown snow. Snow loads on roofs depend on climatic variables such as the amount and type of snowfall, wind, air temperature, amount of sunshine, and on roof variables such as shape, thermal properties, exposure, and surrounding environment. Ground loads are the basis for the estimation of roof loads. The amount of normal snowfall that annually falls in Star does not identify this as a hazard.

10.2.8 Floodplain

The U.S. Army Corps of Engineers and the Federal Emergency Management Agency have classified the Boise River and its tributaries as a One-Hundred (100) Year Floodplain with a defined floodway. For the city and Area of Impact, the Boise River floodplain follows two channels of the Boise River at Linder Road and converges to one channel approximately one mile west of Linder Road. The type of flooding associated with this area is generally gradual and comes with sufficient warning to remove people and animals, however, destruction can be significant.

The last time the Boise River experienced the 100-year flood was 1943. Historically the Boise River reaches flood stage every year on the stream gage located at the Glenwood Bridge. This results in some minor inconvenience and damage each time it happens. Continued encroachment and development in the river floodway aggravates this situation. Future floods above 10,000 cfs will result in substantial additional expense to the community. Sewage movement and processing may be curtailed or completely stopped for sections of Boise and Garden City.

In addition to the Boise River floodplain, the Federal Emergency Management Agency has identified a special flood hazard area that is inundated by a one hundred (100) year flood along Little Gulch Creek, Big Gulch Creek, and a portion of Foothills Ditch. The flooding in this area is associated with flash floods that arrive with little or no warning. The steep slopes and large volumes





of water associated with these floodways make these floods extremely dangerous.

The Boise River floodplain and Gulch Creek flood hazard areas pose important functional wildlife habitats, natural scenic resources, recreational uses, and other beneficial uses recognized under Idaho water laws. These areas require comprehensive and specific planning to ensure that topographical, hydrological, ecological, and environmental concerns have been thoroughly addressed and incorporated into any development and use plans. The latest FEMA map is dated 2003; FEMA is developing modifications to the Star area FEMA map and a completion date has not been established.

10.2.9 Landslides

The Snake River Plain in southern Idaho is an arid to semiarid plain that separates the Rocky Mountains of central Idaho from the basin and range area of the southern part of the state. Flat lying Quaternary basalt, some only 2,000 years old, and thick loess deposits underlie the major part of the desert in the eastern plain, where landslides are almost unknown. A few landslides have formed along the canyons of the Snake River and its tributaries where down cutting has activated sliding in the tophaceous sedimentary rocks of Tertiary and Quaternary age and slumping in the interbedded basalt. Slides of this type have occurred along the bluffs of Salmon Falls Creek west of Buhl, Idaho (Malde and others, 1968), in the last



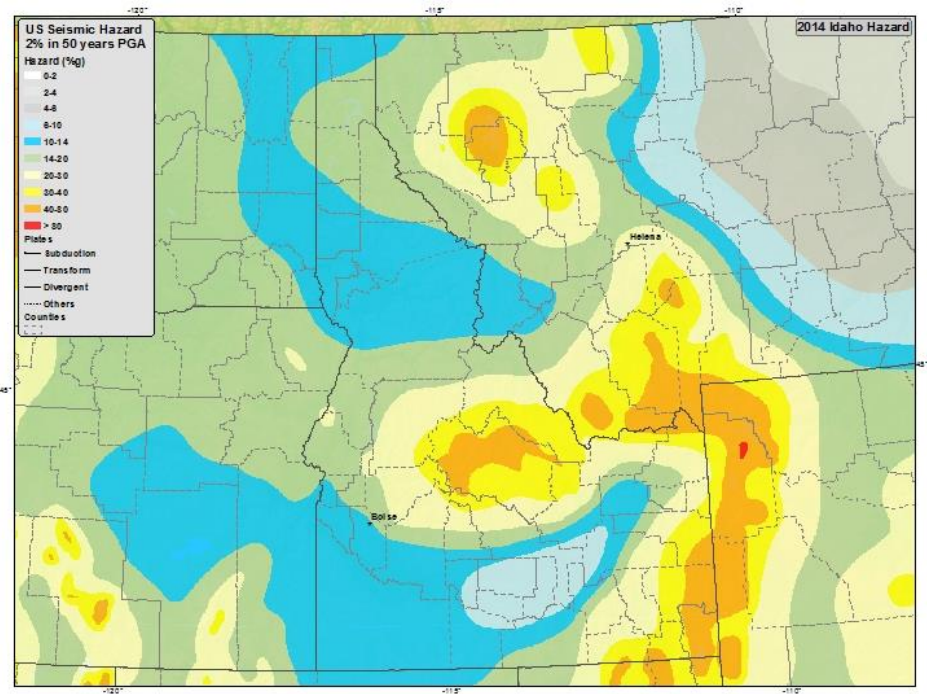
four decades. Some landslides exist and more can be expected in the tophaceous facies of the rhyolitic Tertiary volcanic rocks that form the southern border of the Snake River Plain (Landslide Overview of the US, 1982.) The City of Star has a low risk of landslides.





10.2.10 Earthquakes/Seismic Activity

The Federal Emergency Management Agency has ranked Idaho as the 5th highest in the nation for earthquake risk after California, Alaska, Nevada, and Utah. Idaho has experienced 2 of the largest earthquakes in the lower 48 states in the last 60 years. In 1959 Hebgen Lake experienced a quake that measured 7.5 on the Richter scale and in 1983 the Borah Peak quake measured 7.3. Since 1988 all buildings in Idaho have been required to conform to the Uniform Building Code (UBC). The UBC designates different earthquake hazard zones (zones 0-4), and within each zone different building design and construction features are required to ensure earthquake resistance.





10.2.11 Storms - Thunderstorms, Electrical Storms, and Tornadoes

Thunderstorms, large quantities of rain, hail, lightning, high winds, and tornadoes are all events that occur in Ada and Canyon County. In addition to their direct effects, these storms may also cause secondary problems such as loss of utilities, automobile accidents due to low visibility, and flash floods. The large amount of water associated with thunderstorms may result in flash flooding along tributaries of the Boise River. Each year an average of two to five incidents of thunderstorm related damage is recorded in Ada and Canyon County.

Power outages and other damage from lightning strikes occur annually. The inconvenience caused by power outages is usually confined to residents of the affected neighborhood.

Along the Snake River Plain, from Idaho Falls to Weiser, an average of one or more tornadoes or funnel shaped clouds are reported each year.

Winter storms will have one or more of the following weather elements: blizzard conditions, heavy snow, accumulations of freezing rain, drizzle, and/or heavy sleet. A blizzard is a storm lasting about three hours or longer with winds of thirty-five miles per hour and considerable falling and/or blowing snow frequently reducing visibility to less than 1/4 mile. The havoc caused by blizzards is generally on a smaller scale since roads are not universally closed, and winds involved usually subside more quickly than snow melts. Blizzards occur at an average of once every ten years in Ada County. Freezing is an expected winter weather event. Freezing is most hazardous when it is associated with a severe snowstorm, blizzard, or power outage. Prolonged freezes occur about once every 12 years.

10.2.12 Wildfires

Ada and Canyon County are subject to range fires every year that destroy forage and ground cover. Most fires are confined to an area of less than 500 acres. Approximately half of these fires are caused by dry lightning storms, with the other half being human actions or undetermined causes. In 1992, five lightning fires combined to blacken 257,000 acres of rangeland in and around Ada County. Vulnerability is steadily increasing as more dwellings are constructed in the foothills adjacent to range lands. On August 26, 1996 a human caused wildfire was ignited in the Boise foothills. The temperature was





104 degrees and the winds reached 30 mph. On September 2nd, the fire was contained after burning 15,300 acres of land.

10.2.13 Irrigation Canals

Irrigation canals are located throughout the city and land use planning area. There have been concerns regarding children playing near ditches and swimming in ditches. These canals can have a potential impact to the community. There are various ways to mitigate this concern, which include tiling, fencing, and using it as an amenity for a proposed development.

10.2.14 Other Potential Risks

In addition to the hazards discussed above, other potential hazards include: crop loss/damage, utility failure, explosions, civil disorder, and transportation accidents. These risks are not considered major threats to the Ada County area. The probability of these events occurring and affecting a large percentage of the population is less than the previously mentioned events. The city participates in the Ada County Emergency Response Plan that provides training for response to both natural and man-made disasters. This plan can be found on file at the Ada County offices.

The city participates in the Ada County Emergency Response Plan that provides training for response to both natural and man-made disasters.

10.3 Goal

Protect the public health, safety, welfare and persons from injuries by minimizing the levels of property damage, economic and social disruption, and interruption of vital services resulting from geologic, seismic and food hazards.

10.4 Objectives

- A. Ensure that new structures and development sites are designed to minimize likelihood of damage resulting from geologic and seismic hazards.





- B. Ensure that flood prevention and floodplain standards minimize financial loss and maximize protection of property in the event of flooding.
- C. Control sources of pollutants from entering water resources.
- D. Explore cost effective ways of developing a recycle program to reduce impacts on the landfill.
- E. Identify transportation routes for the transportation of hazardous materials.

10.5 Implementation Policies

- A. Maintain and update public information regarding the nature and location of the flood hazards in the city and impact area.
- B. Caution structural development within the floodways that would impede or alter the natural flow of floodwaters. Floodways shall not be altered in any way that would flood surrounding properties, either upstream or downstream.
- C. Tributary floodways shall be used for open space and shall not be altered in any way that would increase flood damage of surrounding properties.
- D. Setback and/or safety requirements shall be established along the periphery of floodways to protect structures from damage by lateral erosion.
- E. The city should study and consider for adoption a River and Stream System Management Ordinance to regulate and control floodway and floodway fringe development, wetland development, wildlife habitat encroachment, and provisions for greenbelt amenities.
- F. Developers of any development within the 100-year floodplain are to be required to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.





- G. To the greatest degree possible the 100-year floodplain should be used for farmland, open space, and wildlife habitat.
- H. Schools, hospitals, or other immediate care facilities should not be permitted to build within the floodplain.
- I. The manufacture or storage of toxic, flammable, explosive, or radioactive materials should not be allowed in the floodplain. Bulk storage of other materials will be allowed only when in compliance with applicable federal, state, and local standards.
- J. Protect the river and creek banks from erosion by enacting programs to plant and maintain streamside vegetation.
- K. Industrial uses should not be permitted in any portion of the floodplain.
- L. Encourage the prevention of threats of contamination to groundwater through land use planning and development guidelines.
- M. Require, when necessary, proper studies to show that an area to be developed is not hazardous as defined in Idaho Code Section 67-6508(g).
- N. Development should identify how they will mitigate the hazards of irrigation canals.
- O. Contact Ada City-County Emergency Management regarding hazards and risks.
- P. Determine if any noise regulations are needed in the City of Star.
- Q. Continue the fire inspection program as a means of identifying and remedying the potential fire hazards before fires occur.
- R. Educate and inform the public on fire safety and hazardous materials to further protect the community and the environment from unnecessary hazards.





Chapter 11 - Public Services, Facilities, and Utilities

11.1 Idaho Code Regarding the Public Services, Facilities, and Utilities Component

Requires an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire-fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities, and related services. The plan may also show locations of civic centers and public buildings.

11.2 Background and Analysis

The City of Star has been established with a Mayor-Council form of government. The administrative branch is the Mayor, while the City Council serves as the legislative branch. Both the Mayor and City Council serve as the judicial branch in city matters.

Based on population growth projections, it is evident that public services in Star will be expanded to maintain the community's growth. New residents are influencing greater service expectations. People relocating to Star are requesting increased service levels, whether it is the size of library collections, greater police protection, or more recreational facilities. As the city continues to grow, the development of the city's Capital Improvement Plan will take on greater importance.

11.2.1 Public Safety/Police

Demographic and economic conditions will have tremendous influence on the demand for police services. A growing population, additional recreational attractions and promotion, increased traffic volumes, expanded city limits, and new businesses all increase the importance of maintaining and supporting law enforcement services.

The police department is located at City Hall and the Ada County Sheriff's Department pays a proportionate share of the cost of the relevant facilities. The city does not have detention facilities, so any arrests are booked into the county jail.





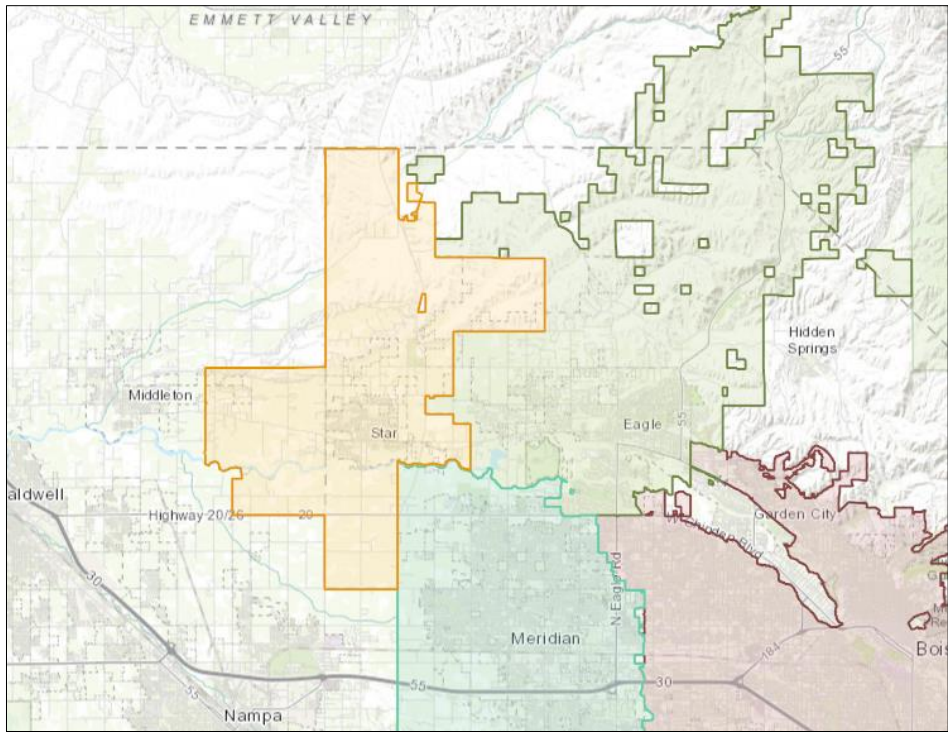
11.2.2 Public Safety/Fire Protection

The Star Fire District has one fire station currently located adjacent to City Hall, at 10831 W. State Street. The District plans to move to a new location located west of Star Road, 11665 W. State Street. Also, within the planning area Star Fire District has a second station located at the northwest corner of Highway 44 and Kingsbury Road. The city has earned an ISO Rating Class 4 (one is best.) The immediate surrounding area has an ISO rating of 8, 9 and 10. ISO is the insurance rating for the city. Rescue, vehicle extraction, and emergency medical services are provided within the district and the department is a participating organization in the Idaho State Homeland Security program. The Star Fire Department supports the North Star Land Use Map expansion. A portion of that land north of Oasis extended and west of Can-Ada Road is in the Middleton Fire District. Star and Middleton are coordinating efforts with regard to fire protection between the two Districts. Any development will be required to obtain approval for the fire district having jurisdiction.



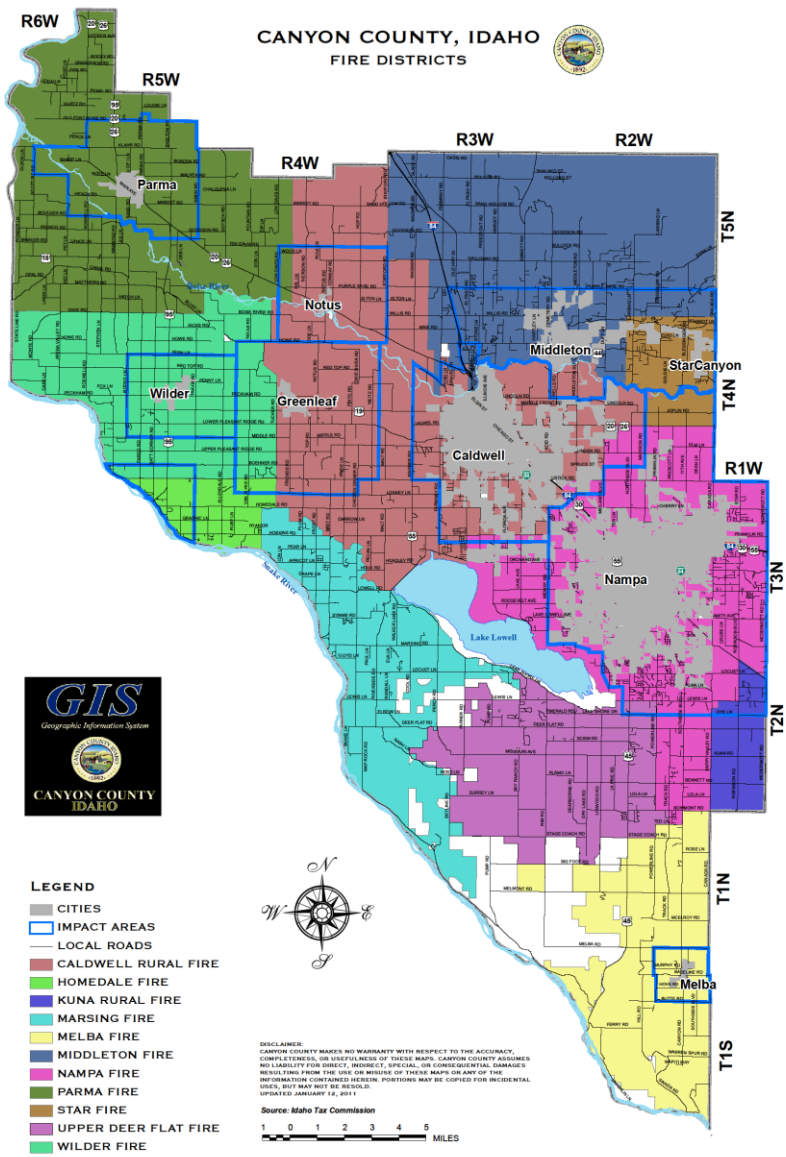
Shining Bright into the Future - 2040 and Beyond | 74





Star Fire District in yellow.







11.2.3 Emergency Medical Service

Four Star Fire District firefighters, who are on shift every day 365 days a year, are certified EMTs and they respond on all emergency calls. When there is a need for advanced life support, the Ada County Ambulance District responds with them. The Ambulance District has a station just east of Moyle Street at State Highway 44. They provide ambulance services everywhere in Ada County except Kuna. Kuna has its own fire-based ambulance service.

11.2.4 Public Works Water and Sewer – Star Sewer & Water District

The Star Sewer & Water District is established as a public entity separate from the City of Star. The District’s water and sewer service area generally corresponds to the area within the Star city limits. Extensions of the service area are accomplished by actions of the District Board of Directors, and for the most part match annexations to the city. However, the extensions do not have to match annexations to the city neither in location nor in time.

The District provides domestic water from four city wells. Current capacity for water production is approximately 5.6 million gallons per day; city water from the existing wells is approximately 4,000 cubic feet per minute. The city wastewater treatment plant, located on 1151 Tempe Court, has a capacity to manage and discharge effluent of approximately 2.2 million gallons per day;





average daily treated discharge is around 400,000 gallons per day to the Lawrence-Kennedy Canal and eventually into the Boise River.

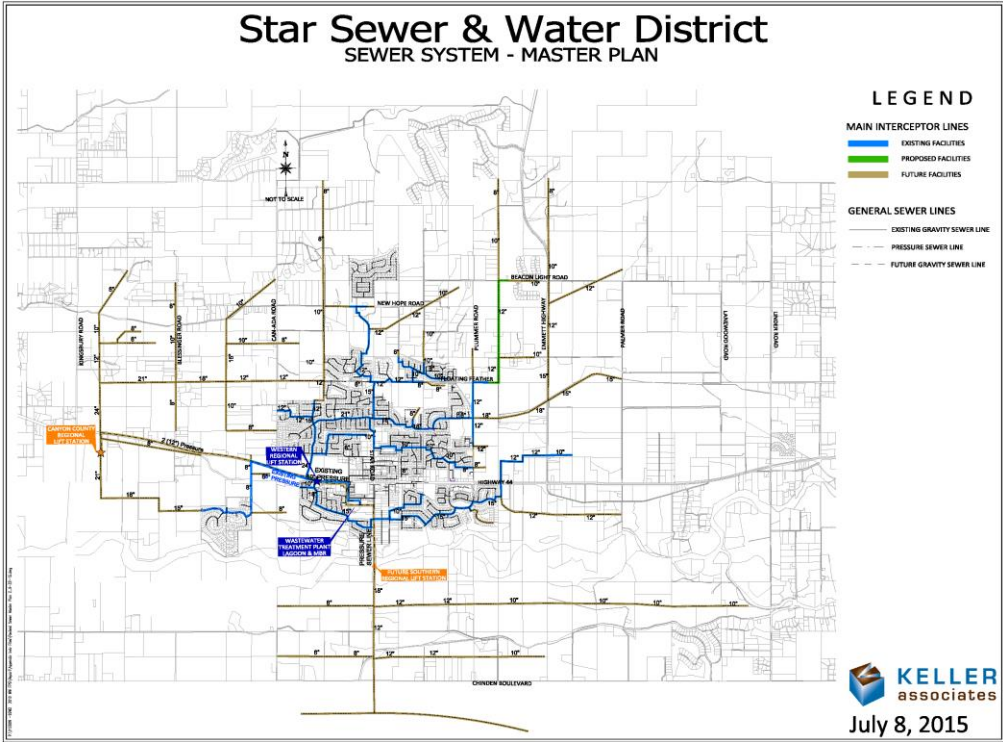
Many outlying areas, including a large portion of the Comprehensive Plan planning area, are not provided with municipal water and sewer services. The District currently has approximately 59 miles of pipeline and includes four lift stations. Star Sewer & Water District has the first of its kind in Idaho—a Membrane Bioreactor Wastewater treatment facility. The facility uses state of the art technology to ensure that the District’s wastewater meets or exceeds the standards set by the Environmental Protection Agency, even as the community continues to grow.

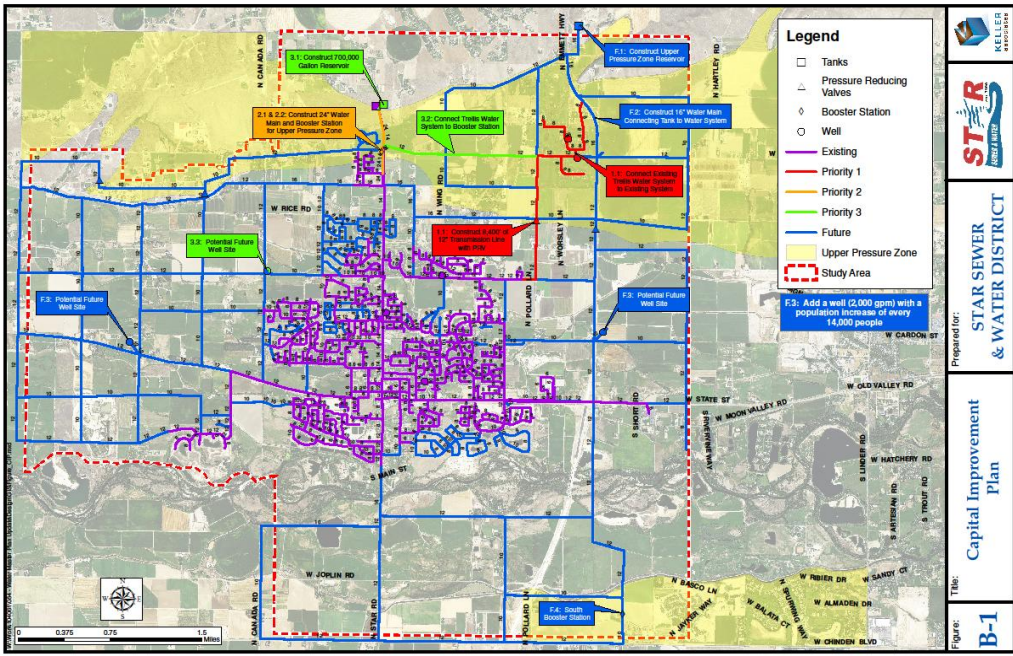
The District recently was approved for a grant to expand the water and sewer system and meet the new Environmental Protection Agency (EPA) requirements within the next two years. The sewer plant is planned to be doubled in size and the District is considering options for additional facilities.

The Star Sewer & Water District supports the Comprehensive Plan Planning area and prefers higher densities for efficient sewer service and to assure that urban fringe development pays for itself. A regional lift station is planned for

Kingsbury and State Highway 44, and a smaller lift station is being considered at Can-Ada Road near Foothill Road.







11.2.5 Library

The Star Library, part of the Ada Community Library District (ACLD), is located in Ada County within the city limits and serves the citizens of the City of Star, the area of city impact in Ada County, and Eagle. According to the ACLD Standards, Star’s library qualifies as a service level of point C. It is currently located in a 6,100 square foot multi-use building at 10706 W. State Street, which is dedicated space for the library. Star should consider options to expand the library service area to include annexed properties within Canyon County that are not currently served by the library district.





11.2.6 Streetlights

The City of Star has decorative street lighting along both State Street and Star Road. Decorative lighting is required for both these roads within city limits. The city lights have been there since October of 2002. In 2002, eight decorative streetlights were put up. Since then, the city has expanded the streetlight collection to sixteen. At this point all city owned streetlights are along State Street in Star, however, new subdivisions that are on either State Street or Star Road are required to put up and maintain the same decorative streetlights as the city grows.

11.2.7 Gas

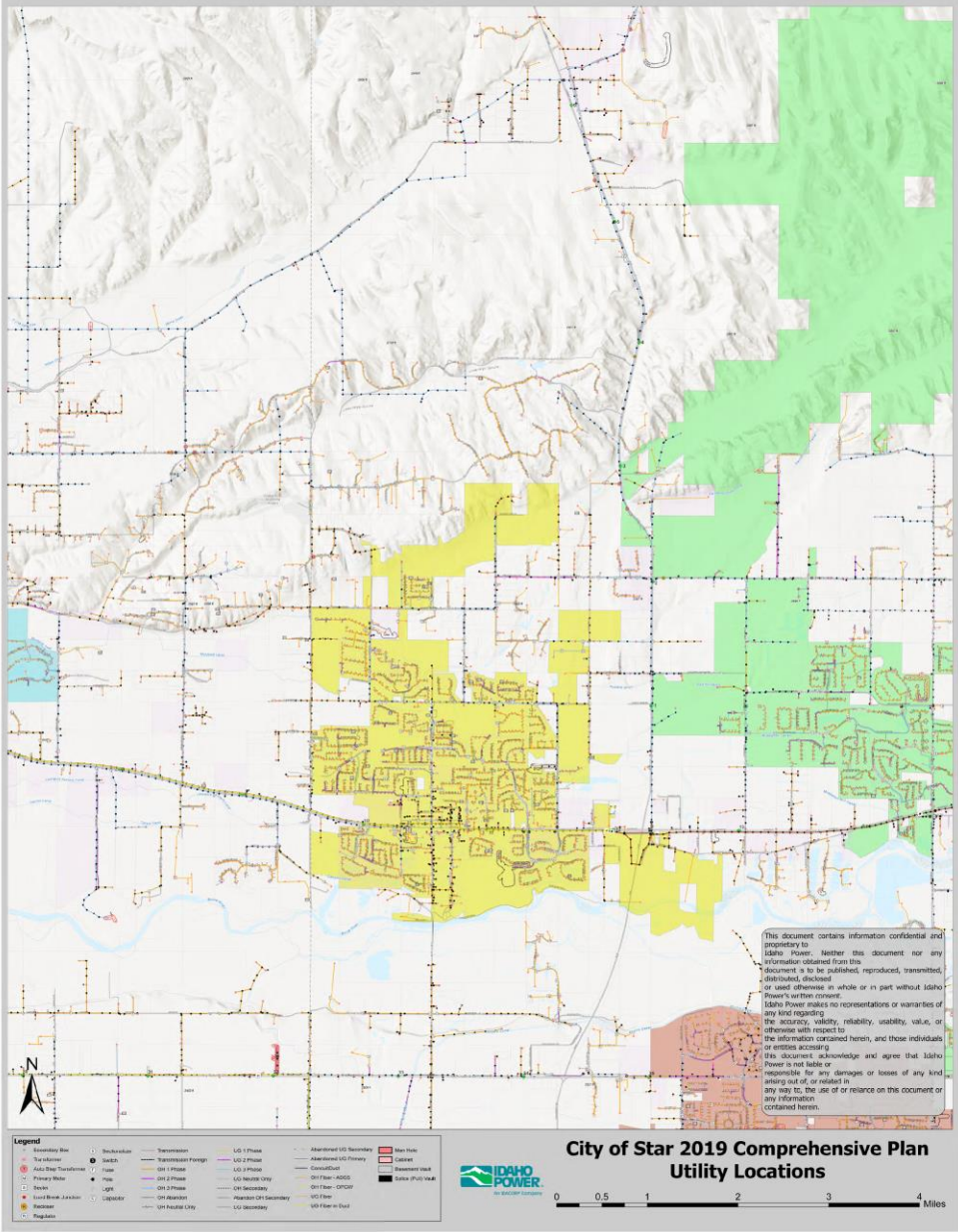
Natural gas is provided by Intermountain Gas Company for the City of Star. Intermountain Gas Company operates gas fuel distribution lines throughout the city and portions of the county.

11.2.8 Power

Electrical power is available to all city residents through Idaho Power Company. Hydroelectric facilities along the Snake River owned by Idaho Power generate electricity at a much lower cost than the national average—4.7 cents per kilowatt hour compared to over 8 cents nationally. Idaho Power provides electricity throughout the city and Area of Impact. The provision of electrical service by Idaho Power is subject to regulation by the Idaho Public Utilities Commission (IPC) and electric facilities cannot be utilized to separate urban growth areas from rural areas. Star is served by two substations which provide for a high level of power security.

Idaho Power will continue to offer services to all developed portions of the city and county as needed. Despite regional growth trends, consumption of electrical power is actually declining due to enhanced technological efficiency in transmission and distribution. Maps and plans are on the Idaho Power web site and include Idaho Power Existing and Future Transmission Lines and Idaho Power Existing and Proposed Facilities.







11.2.9 Solid Waste and Landfill

Domestic waste is transported by Republic Services under an annual contract with the city. Commercial and industrial waste can be transported directly to the landfill located at 10300 N. Seamans Gulch Rd, Boise. Recycling opportunities are available to all county residents with curbside pickup through the contracted waste removal service. Wood recycling is offered directly through the county landfill. Republic Services provides recycling to Star residents, but it is not mandatory. As described in the Hazardous Areas Chapter of this plan, hazardous household materials should be recycled rather than dumped in the local landfill.

In response to the growth and popularity of the Ada County collection program, Ada County built a permanent household hazardous material collection facility at Ada County's landfill. The facility provides individuals and qualifying businesses an opportunity for proper hazardous material management. It also provides an opportunity to inform the public about their environment, hazardous materials, and alternatives to using hazardous products.

11.2.10 Telephone, Telecommunications, and Cell Towers

Telecommunications services are provided by CenturyLink. Lines generally coincide with major electrical transmission lines. Internet and other telecommunications are provided in the area by private business. Star should encourage the expansion of fiber and consider providing incentives via franchise fees.

11.2.11 Health Facilities

Star Medical Center and Saint Alphonsus Medical Group Star Clinic Urgent Care are the city's family care centers. Both provide urgent care. Most major injuries are treated by a major hospital in one of the larger, nearby cities.





11.3 Goal

Coordinate with local agencies and providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of the City of Star.

11.4 Objectives

- A. Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.
- B. Work cooperatively with the Star Sewer & Water District to ensure that the District is equipped to meet the water demands and to provide wastewater collection services, necessary system expansions and upgrades to keep pace with and not impede new and orderly development within the city planning area as development occurs.
- C. Promote energy conservation and methods to help recharge the upper aquifer.
- D. Work with police and emergency services in order to maintain exceptional levels of service for the community.

11.5 Implementation Policies

- A. Assure Star's capability to sustain orderly and appropriate growth by maintaining awareness of Star Sewer & Water District's plans for expansion and schedules for extension and reviewing how they fit with the known plans of the development community in Star.
- B. Work with the Star Sewer & Water District to maintain, expand and replace sewer and water lines. Develop an infrastructure capacity plan and upgrade and improve water supply and wastewater facilities to support future growth.
- C. Promote groundwater conservation through the use of treated wastewater effluent for irrigation.





- D. Promote the utilization and reuse of surface water sources for non-potable uses such as irrigation and water amenities to decrease reliance on groundwater and to preserve the resource.
- E. Where appropriate, new development should provide pressurized irrigation water for landscape and water amenities.
- F. Assure that adequate levels of police protection, emergency services, and fire protection are maintained for the community as the city grows and encourage improved response time for emergency services.
- G. Partner with regional medical and emergency medical organizations to construct a larger medical facility in Star.
- H. Protect the Community through a comprehensive fire and life safety program.
- I. Support Fire District maintenance of standards necessary to keep an ISRB Class 4 rating or better, including response distance standards, apparatus, staffing levels, training, water delivery systems, and communication/dispatch systems.
- J. Promote and require installation of traffic signal control devices.
- K. Ensure built-in fire protection standards for all structures and create methods of reducing fire hazards as a means of saving lives and property.
- L. Ensure that fire facilities and protective services are provided to the city as growth and development occurs.
- M. Provide fire station locations that comply with the 1.5-mile response distance standard and/or 4-minute response standard, as provided in the Star Fire District Master Siting Plan. Building fire sprinklers and other measures may be considered as an option, subject to approval by the Fire District.
- N. Encourage land donation for Fire Station sites as part of conditions of approval if a proposed development creates a need for additional fire





protection, as determined by the NFPA Standards, ISRB, and any other nationally recognized standard.

- O. Utilize existing fire stations and acquire new stations at locations consistent with the Fire District Master Siting Plan.
- P. Review the city development fees schedule annually.
- Q. Continue to develop and modify the city's Capital Improvement Plan.
- R. Promote the development of energy services and public utility facilities to meet public needs.
- S. Encourage the enhancement of the capacity and reliability of renewable energy sources.
- T. Encourage the multiple use of utility corridors by utility providers.
- U. Support conditional use permits to enable utilities to purchase sites well in advance of immediate need.
- V. Support siting of utility corridors within identified or designated transportation corridors.
- W. Work with service providers to designate locations of future utility corridors and update reference maps as necessary to reflect future National Interest electric Corridor designations.





X. Proposed roads, water supply systems, sewage disposal systems, storm drainage systems, irrigation systems, and other improvements must be approved by the affected agencies before final development approval.

Y. Support the expansion of city facilities and city staff based on projected growth. The city will develop a disabilities community audit to the city facilities.



City facilities should be incorporated as part of the Riverfront Center and help to catalyze commercial development as part of the Center.

Z. The city should undertake an evaluation of its programs, conducted in consultation with citizen groups and involving persons with disabilities, to enable them to exist and work with community groups to eliminate barriers to those with disabilities.

AA. All city facilities shall be accessible, and all programs and activities shall be available to all qualified persons with physical disabilities.

BB. Adopt and implement guidelines and standards for energy conservation practices within city facilities.

CC. Distribute available information and materials that promote energy conservation.

DD. Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.

EE. Incorporate energy conservation approaches in planning processes.





FF. Encourage citizens to use the household hazardous material collection facility at Ada County's landfill for hazardous waste materials.





Chapter 12 – Transportation

12.1 Idaho Code Regarding the Transportation Component

Requires an analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts, and grade separations. The component may also include port, harbor, and other related transportation facilities.

12.2 Background and Analysis

The initial growth of Star came with the construction of the Boise Interurban Railway. In 1907, W.E. Pierce completed the electric railroad which ran from Boise to Caldwell, via Eagle, Star, and Middleton, and back through Nampa and Meridian. The introduction of the Interurban also brought electricity to Star.

The Idaho Daily Statesman reported in 1907 that as a result of the completion of the Boise and Interurban line through Star, "This town has taken a wonderful activity and citizens here have awakened to the fact that Star is very liable to become a very important point before long. There's been a great deal of building of late and the population of the town has easily doubled since it was definitely known that the electric line would be built through here."

**"citizens here have awakened to the fact that Star is very liable to become a very important point before long. There's been a great deal of building of late and the population of the town has easily doubled since it was definitely known that the electric [Interurban Railroad] line would be built through here."
-1907 Idaho Daily Statesman**





Completion of the Boise Interurban created radical growth with W.E. Pierce and Co. platting two new areas of land to the east of the original town site. These areas included Interurban Addition and the Pierce Addition. Lot sales, as reported in the Idaho Daily Statesman at that time, were brisk.

The Star Interurban Depot with a freight office and passenger waiting room was built at Valley (State Street/Highway 44) and Knox streets in 1907. The building was designed by Boise architects Tourtellotte and Hummel. Nearby was the transformer house.

At the time the stage connected to Emmett. With the introduction of automobiles into the Treasure Valley, the Interurban was used less and less, eventually going out of business in 1928. The loss of this link to the valley meant a decline in activity for Star. The depot was moved to the east side of town in the 1950's.



Interurban car at Star, Idaho.

This transportation component includes data and recommendations from the Traffic Analysis prepared by Steven Lewis, a Licensed Transportation Engineer with Keller and Associates. This component of the plan shows the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof.

Numerous meetings have been held with the local transportation agencies, including Compass, ITD, ACHD, and CHD4. The agencies have been provided the Traffic Analysis and may have opinions different from the City of Star. Star's goal is to estimate more potential impact than Compass for instance because it is better in Star's opinion to be more proactive in roadway planning. Furthermore, the analysis is based upon a "2040" view and not a full build out of the planning area. That full build out will likely be closer to 50 years into the future and transportation projections within the Treasure Valley have historically utilized a 20-year projection, as Star had done.





12.2.1 Existing Conditions

The timing, location, and expansion of the transportation system are important factors affecting urban development. A concern of the City of Star is that the existing transportation system must be expanded with development to improve the livability of the residential areas in the face of new population growth and transportation requirements.

Increases in population and related commercial and industrial expansion bring about demands for better transportation planning and implementation. Improvements required for the transportation network places a heavy burden on agency budgets as they attempt to meet these demands. Star's major transportation challenge will be to work with the transportation agencies to plan for future growth in a way that will minimize traffic congestion and impacts.

Increasing traffic congestion, for example, may deter potential employers from locating in Star. Meanwhile, much of the transportation infrastructure developed over the past many years will require maintenance and rehabilitation. Ensuring adequate funding for maintenance of roads will be a critical issue.

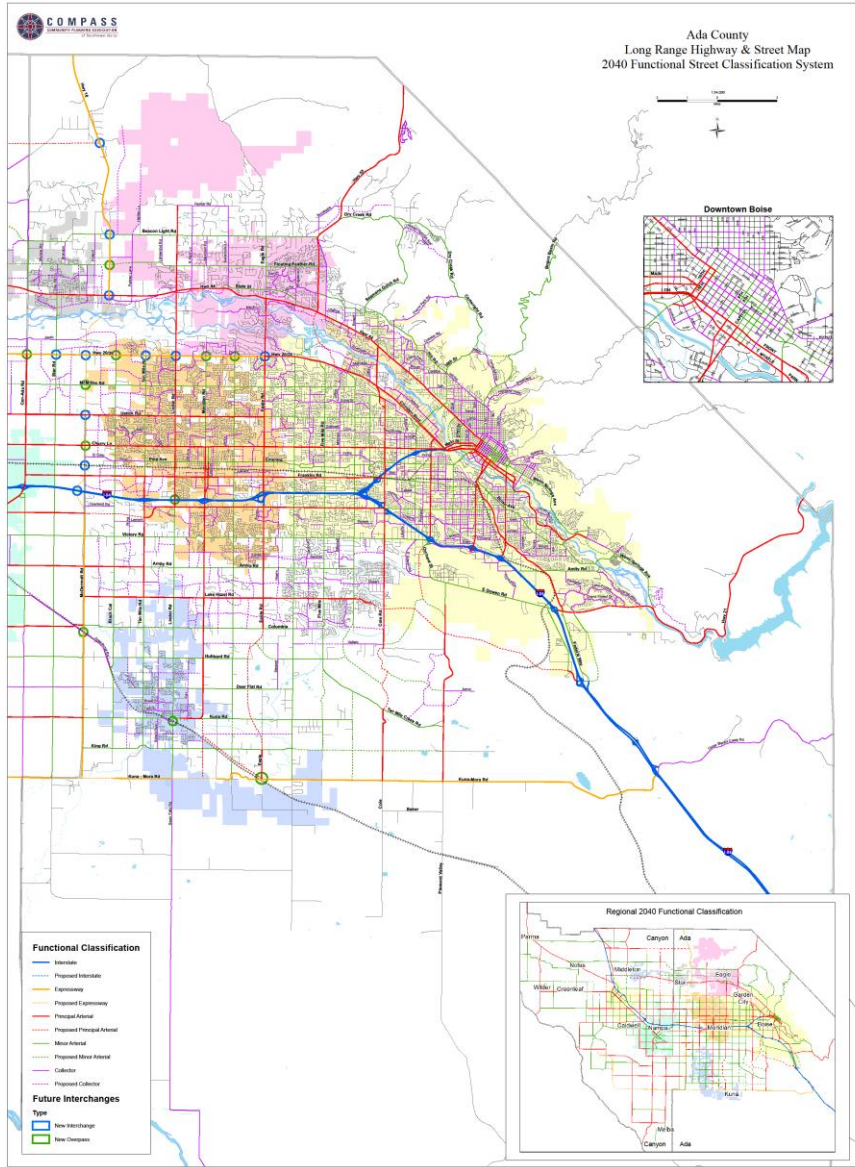
Mobility, or the ease and methods which people and goods are able to carry out daily functions on safe and reliable transportation routes, are paramount to the City of Star. The existing transportation system serves a large area heavily dependent on automobiles and trucks for transportation means.

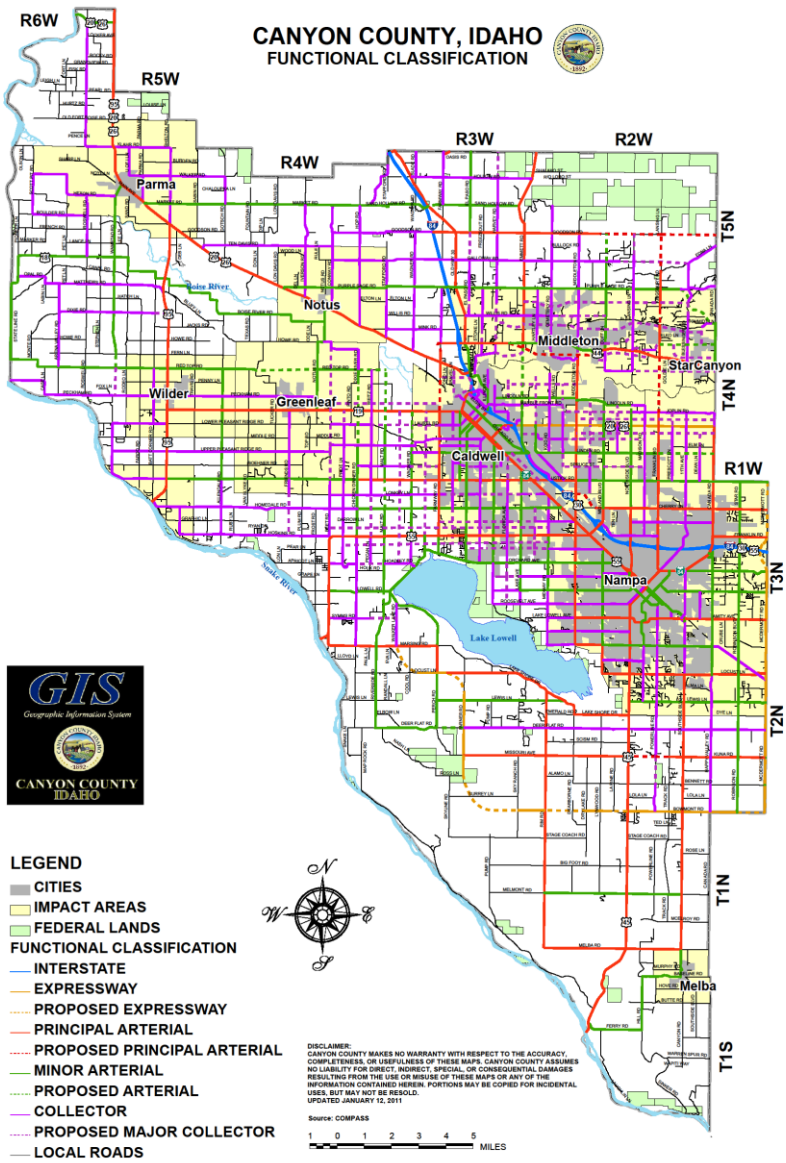
12.2.2 Existing Transportation System

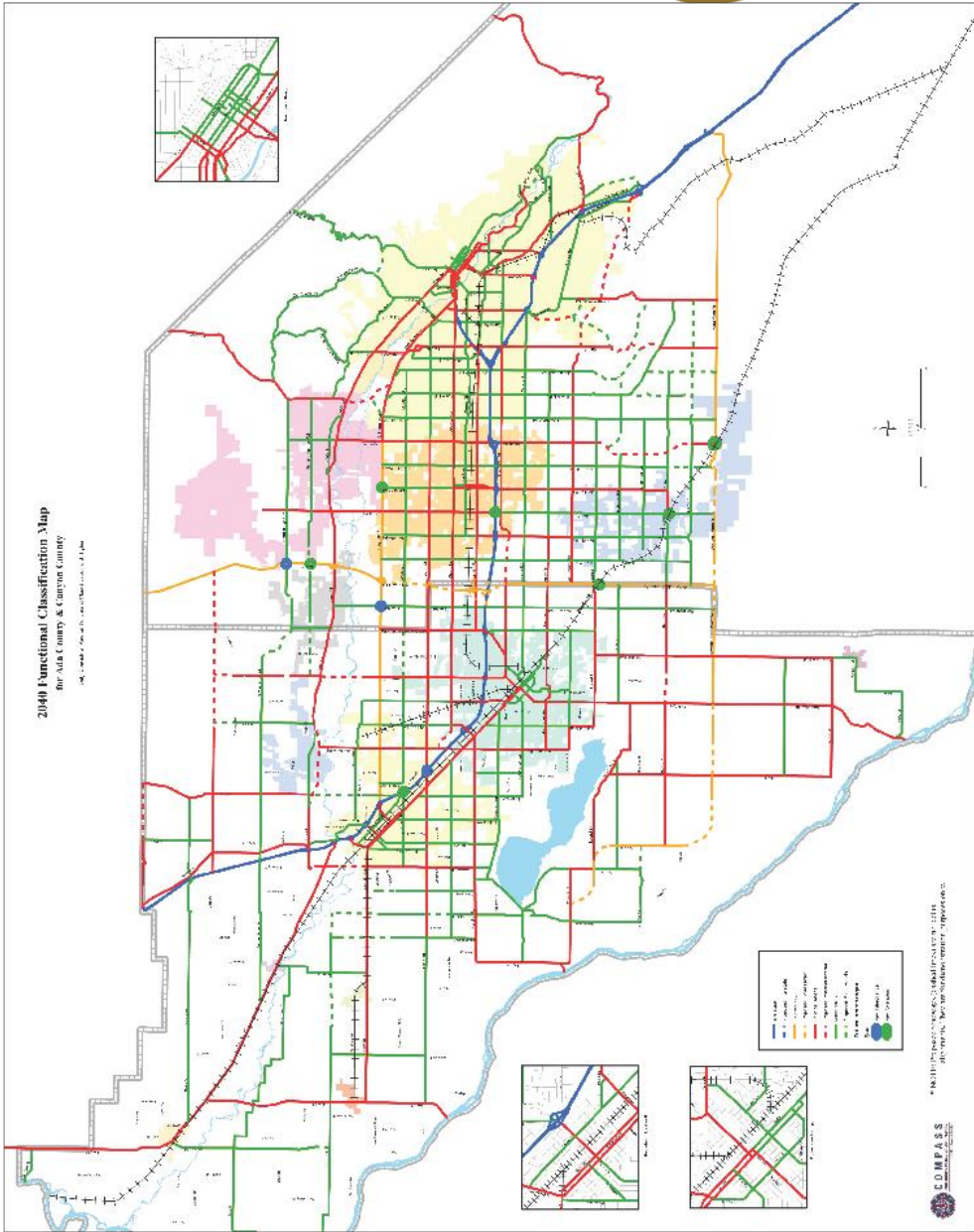
The Ada County and Canyon County area Functional Street Classification Maps are shown below. These maps are best viewed at their respective web sites. They include:

- Ada County Long Range Highway & Street Map 2040 Functional Street Classification System
- Canyon County Idaho Functional Classification Map
- Compass 2040 Functional Classification Map for Ada County & Canyon County







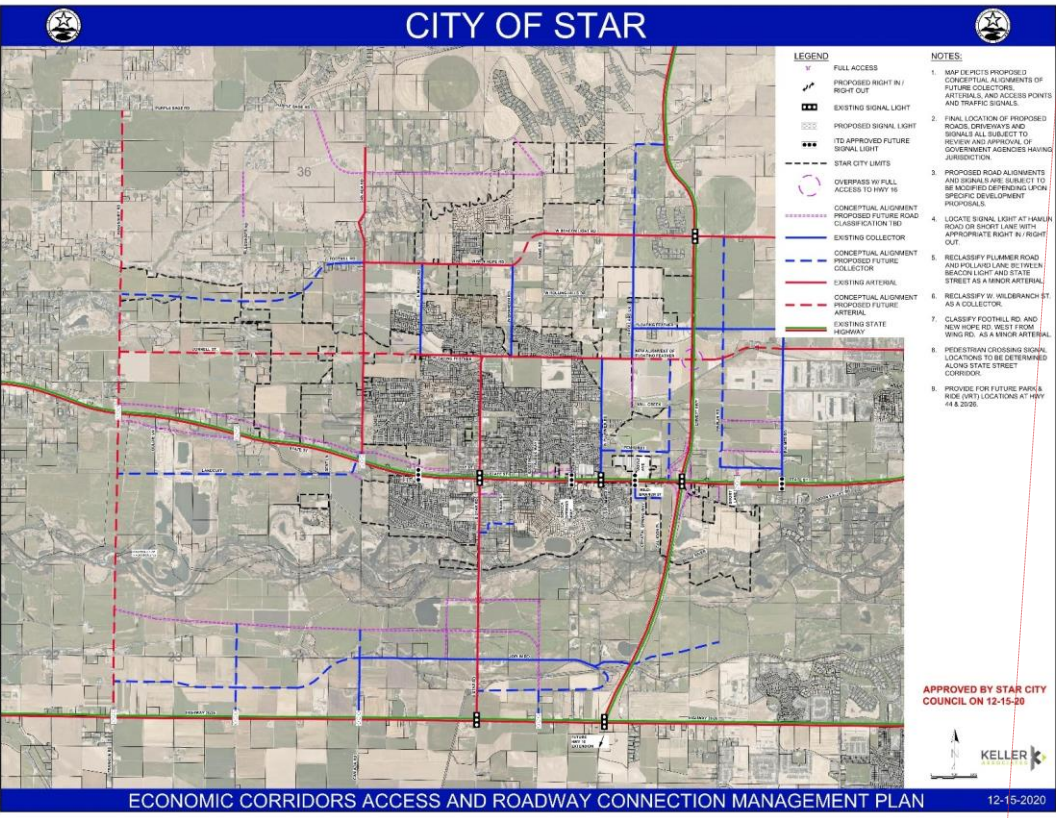


Shining Bright into the Future - 2040 and Beyond | 94





The City of Star Roadway Management Plan (ECAMP) Below shows the Star Planning Area street system as planned with the above referenced maps.



Commented [MM2]: Need to include updated ECAMP map from Keller as well.

The arterial system basically follows the section line roads, with collectors within the arterial systems. East-west connectivity in Star is generally limited to Beacon Light Road, Purple Sage Road, Floating Feather Road, State Highway 44, Joplin Road, and Chinden Boulevard (US Highway 20/26). The north-south connections to the rest of the Treasure Valley are restricted due to the presence of the Boise River, with crossings at Star Road, State Highway 16, and a planned crossing at the Kingsbury Road alignment.

Public transportation in Star includes fixed-line and paratransit bus service provided by Valley Regional Transit (VRT) and vanpool service provided by

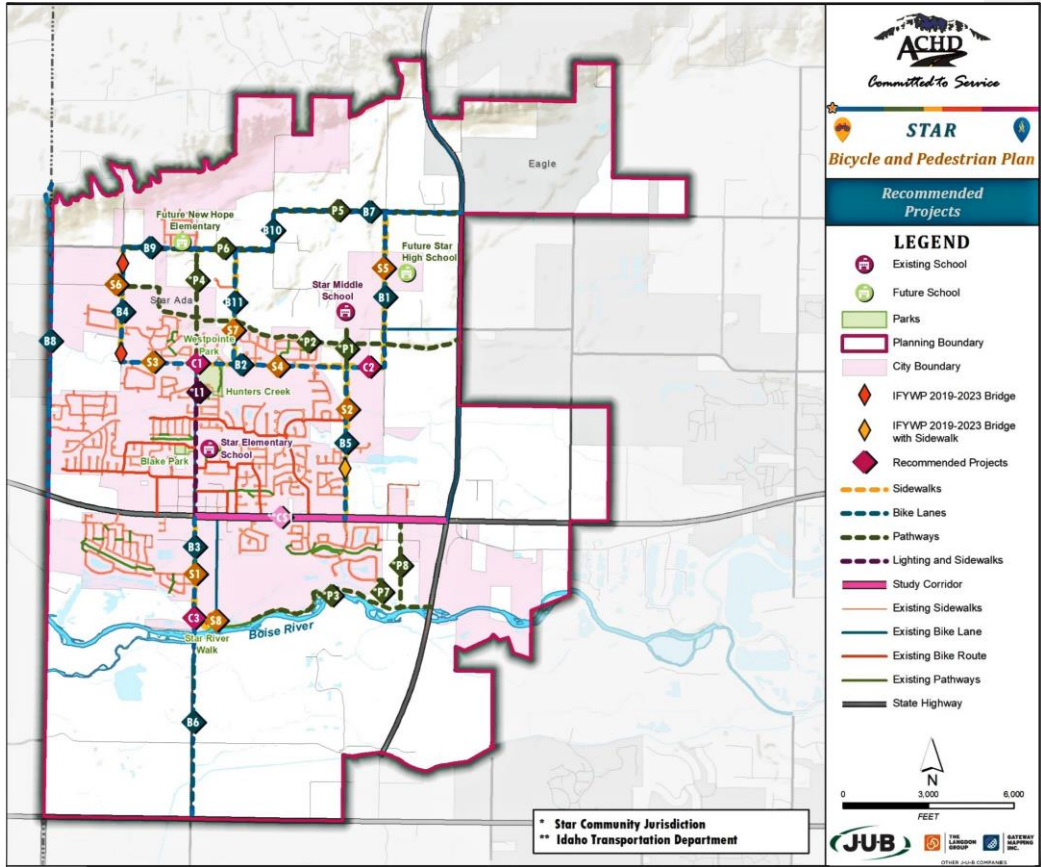




ACHD's Commuteride. Fixed-line bus service is limited only to Route 44: Hwy. 44 Express, which provides one trip between Caldwell and Boise in the weekday a.m. peak hour and a single return trip from Boise during the p.m. peak hour. Route 44 stops at the Star park and ride lot on Star Road. There is no midday service along this route, nor is there regular service in the city beyond this commuter route along State Highway 44.

The existing walking and biking network is limited to sidewalks in the residential area and pathways on the major streets. The Ada County Highway District (ACHD), in partnership with the City of Star, has recently completed a major Bicycle and Pedestrian Plan for the City of Star. The map below shows the plan. The key elements of the plan are: sidewalks for all new developments, bike lanes in the major corridors, and a pathway bordering the foothills area.





Source: Ada County Highway District

12.2.3 Existing Traffic Volumes

Existing traffic volumes for arterial and collector roadways, shown in Table 12.1, are generally highest along the three highways (SH-16, SH-44 and, US-20/26) and Star Road. These four corridors provide the greatest level of connectivity through Star and to destinations beyond the city. Volumes are highest along Star Road and SH-16, which currently provide the only crossings of the Boise River and connect directly into Star from Meridian and Nampa.





US-20/26 and SH-44 both provide connections from downtown Boise through Star and into Canyon County. SH-16 on the eastern edge of Star links the east-west routes through Star and to the Gem County destinations north of Star also has higher traffic volumes.

Levels of Service

FREE FLOW Low volumes and no delays.	LOS A	
STABLE FLOW Speeds restricted by travel conditions, minor delays.	LOS B	
STABLE FLOW Speeds and maneuverability closely controlled because of higher volumes.	LOS C	
STABLE FLOW Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability; volume near capacity.	LOS D	
UNSTABLE FLOW Low speeds; considerable delay; volume at or slightly over capacity.	LOS E	
FORCED FLOW Very low speeds; volumes exceed capacity; long delays with stop-and-go traffic.	LOS F	

Source: Utah Department of Transportation, Parley's Interchange EIS





12.2.4 Future Traffic Volumes and Levels of Service Analysis

Future traffic volumes were developed from a combination of the city's land use plan and the volumes projected by the Community Planning Association of Southwest Idaho (COMPASS) travel demand model. A specific traffic analysis was developed for the Star Comprehensive Plan by Keller and Associates.

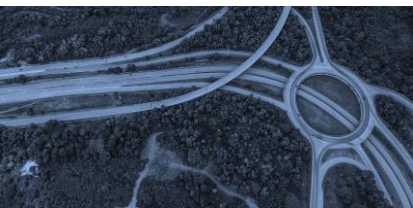
Notably, the data shows that traffic volumes are forecast to increase significantly along three state highways and Star Road. There is limited connectivity within the Star area because of the Boise River and the foothills areas. Both local and regional traffic growth will impact the few roads that connect between the north-south arterials and collectors, especially those that connect to SH-16 and SH-44. Providing additional connections within the city for people that are starting and/or ending their trips within Star could help alleviate some of the projected demand on these major roadway corridors.

Roadway improvements are planned based upon projected traffic volumes and how that traffic relates to levels of service. Levels of service are rated as A through F and the chart below defines each level of service and how it relates to the function, or dysfunction, of our roadways.

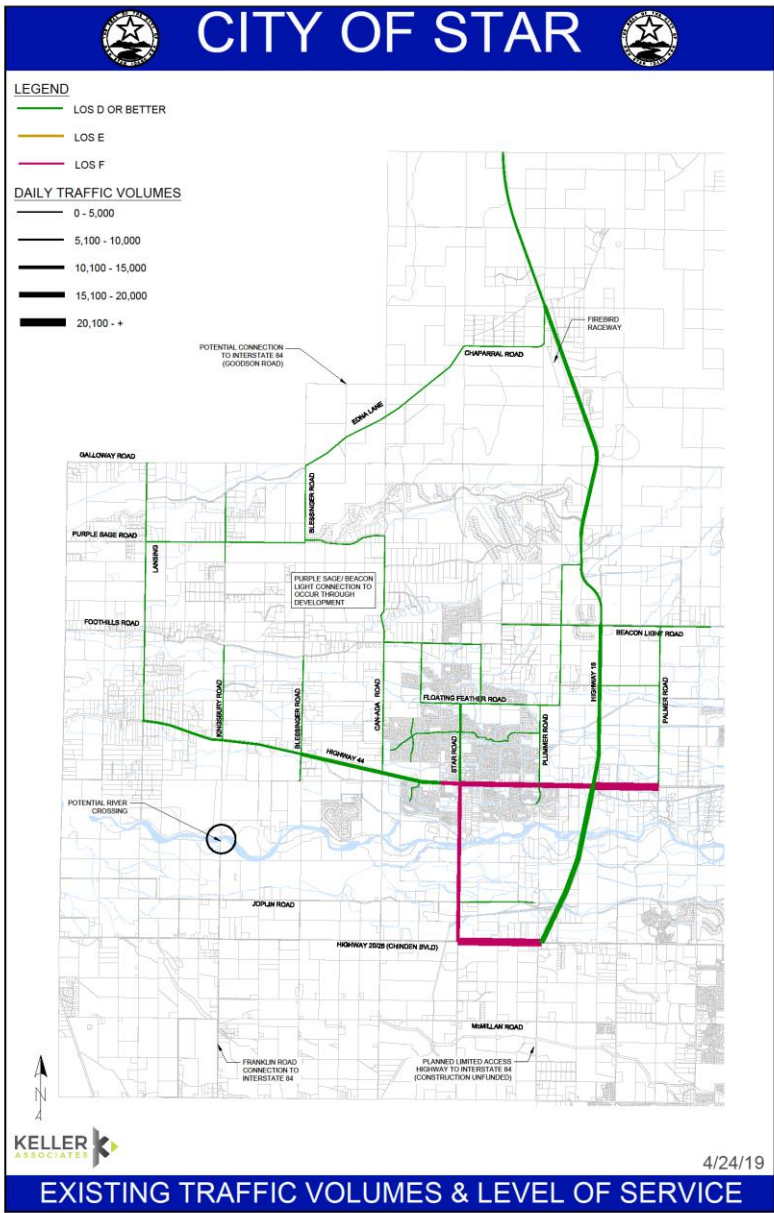
The Transportation Analysis provided by Keller and Associates is intended to be a broad overview for Comprehensive Planning purposes and is not intended to be specific in nature for any particular development. The analysis includes map exhibits showing current roadway levels of service based upon the scope of the study.

- Existing Traffic Volumes and Level of Service (Based on existing traffic volumes as of 2019)
- 2040 Traffic Volumes and Level of Service (Based on COMPASS projections prior to the plan – approximately 12,500 households in Star in 2040)
- 2040 Traffic Volumes and Level of Service – Revised Demographics (Based on the new plan projections of 17,200 households in Star rounded up to 18,000 households in 2040)





STAR



Shining Bright into the Future - 2040 and Beyond | 100





12.2.5 Planned Future Roadway Connections

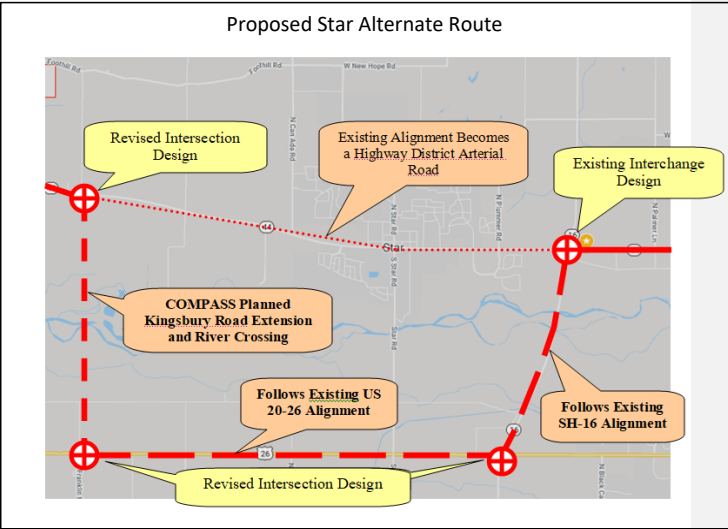
The City of Star’s vision for the future is to improve the roadway system. Community input and the Traffic Analysis has identified the need for capacity enhancements for the major corridors. The basic regional roadway network is in place and only a limited number of new roadways have been identified as being needed.

The Functional Street Classification Maps show only three new arterials: the extension of Goodson Road between I-84 and SH-16, the extensions of Floating Feather Road between Can-Ada Road and Pollard Lane, and a new segment of Beacon Light Road for an improved connection to New Hope Road. The maps, as well as Star’s adopted Economic Corridor Access Plan, also proposes several new collectors, mostly in the developing areas near the SH-16, SH-44, and US-20/26 corridors.

12.2.6 Special Transportation Issues

Star Alternate Route

This plan includes a proposed alternate route for State Highway 44, a main east-west highway passing through the center of downtown Star. As a regional highway, the current traffic volume is approximately 16,000 ADT. The COMPASS 2040 model forecasts approximately 27,000 ADT by 2040. ITD’s recent SH-44 Corridor Plan calls for access control, increased travel speeds and widening the three-lane street to a 4/5 lane cross section.





These changes are needed to accommodate the forecasted traffic volumes. The ITD Corridor Plan also recognizes that State Street cannot be improved beyond LOS E because further improvements “would have severe impacts to the businesses in the intersection area and would not fit the context of a main street in a small rural town.”

The comprehensive planning process and public input confirmed that the ITD Corridor Plan would not fit the Star’s context for a desirable downtown. Alternative routes were examined, similar to the ITD construction to alternate downtown Eagle and the ITD concept to alternate downtown Middleton.

The proposed alternate route involves utilization of existing state highways plus one new roadway (Kingsbury Road) already identified in the COMPASS Regional Transportation Plan with a bridge crossing planned for the Boise River. The desired routing is shown on the “Proposed Star Alternate Route” map herein.

SH-44 will remain in its current alignment east of SH-16. No planning changes are needed.

The planned SH-44 / SH-16 interchange design should be adequate for the planned alternate route.

SH-44 Alternate will overlap the SH-16 corridor between State Street and US-20/26. This segment of SH-16 is already constructed as a limited access roadway.

The planned US-20/26 / SH-16 interchange will need reevaluation.

SH-44 Alternate will overlap the US-20/26 corridor west from SH-16 to the planned new regional roadway of Kingsbury Road (approximately six miles). ITD has existing plans to widen this segment of US-20/26. The existing large lots along the Kingsbury Road planned alignment provide an opportunity for partial access control and maintaining the existing higher travel speeds. The





additional alternate traffic may increase the need to widen this segment of US-20/26. The planned US-20/26 / Kingsbury Road intersection will need reevaluation.

Kingsbury Road is an existing corridor planned for a future major roadway and a new river crossing on the COMPASS 2040 Regional Plan. The combination of a new roadway and large existing lots provides an opportunity for full access control and matching the existing higher travel speeds of SH-16.

The planned SH-44 / Kingsbury Road intersection will need reevaluation.

SH-44 will maintain its existing alignment west of the Kingsbury Road intersection. No planning changes are needed.

State Street will remain in its current alignment between SH-16 and Kingsbury Road. It will still be open to through traffic but the narrower three-lane roadway and maintaining the 25 MPH speed limit will divert a significant amount of through traffic to the higher speed alternate route. The decreased traffic volume will better fit the context of main street in a small rural town.

The new alternate route uses all existing or previously approved roadways. Other than possibly some minor intersection or interchange redesigns, no additional right-of-way or roadways are needed.





SH-16 / Deep Canyon Drive Intersection

Highway 16 is a major corridor, connecting the Gem County areas to Ada County. Current daily traffic counts often exceed 13,000 vehicles and the roadway is nearing capacity. There is a northbound left turn lane on SH-16 to improve safety and reduce travel delay. The intersection is one-half mile from the future Pollard Road intersection with SH-16.



Although the Deep Canyon Drive daily volumes are currently (2019) below 1,000 vehicles per day, the future traffic volumes on both roads will increase. It will be necessary for the City of Star, the Idaho Transportation Department (ITD), and the Ada County Highway District (ACHD) to monitor the traffic conditions and take corrective action if needed.

Can-Ada Road Between New Hope Road and Purple Sage Road

This roadway is a section line road currently functionally classified as a collector roadway. The roadway will become a future arterial as the area develops and traffic volumes increase.



A 1,000-ft segment of Can-Ada Road has a seven percent slope with areas approaching an unacceptable slope of about 12 percent. ACHD policies (7205.5.10) allow slopes as high as ten percent and CHD4 policy allows six percent with Board approval needed for steeper slopes. Future improvements will require more right of way than normal, or realignment of the right-of-way, to accommodate the anticipated side slopes. The City of Star, CHD4, and ACHD should coordinate the roadway design to ensure that adequate right of way is preserved when any adjacent developments





Downtown Parking and Circulation

The recent SH-44 Corridor Study recommended increasing the number of travel lanes on SH-44 and removing on-street parking. ITD policies limit the number of driveways for site access. A long-term plan is needed to maintain circulation and improve parking opportunities for new and continuing development.



One solution is to develop a common parking lot system for the 1st Street Corridor. 1st Street connects the six block of the downtown area. The current east and western terminus are Center Street and Knox Street. The corridor could be extended farther to the east and west. Although much of the corridor is occupied by small lots, potential changes could provide off-street parking space. A sample of this strategy (Bend, Oregon) is shown on the attached figure.



The character and storefronts of the main street are retained. Properties only one block away were converted to off-street parking. Traffic circulation is provided on a dedicated alley.

The study area of Star has many small lots and is unlikely to redevelop on its own. The city will need to initiate a redevelopment program.





There are several proven options for redevelopment, parking, and circulation improvements:

Create an urban renewal district and use any property tax revenues to purchase property and construct parking lots.

Develop a parking impact fee for new developments. This allows the city to use the funds for assembling parcels and creating joint use parking lots.

Create policies that encourage property owners to pool their funds to provide shared parking facilities. This option has the added benefit of increasing parking utilization.

12.3 Transportation System Vision & Goals

Vision Chapter lays out the overall vision for how the City of Star desires to grow. This following vision statement applying to transportation in Star: The City of Star’s vision for its transportation system is a system of well-connected and user friendly roadways and pathways that balance regional transportation needs with livability, sustainability, and the needs of local and non-motorized users. This vision includes the following key tenets that are addressed in this chapter:



Enhancing roadway connectivity within the city.

East-west connectivity is generally limited to two state highways and three regional arterials: Beacon Light Road, Purple Sage Road, Floating Feather Road, SH-44, and Chinden Boulevard (US-20/26). The few remaining east-west connections between parallel arterial or collector roadways are limited.





Complete north-south connections are restricted by the presence of the Boise River to crossings at Star Road, SH-16 and the future Kingsbury Road. There are additional north-south connections north of SH-44 that connect two or more east-west arterials. However, there are also several sections where north-south connections are limited to the bordering arterials only.

Outside of downtown Star, many of the local roads are designed only to provide access to residential subdivisions, forcing traffic onto the arterial network to travel through the city.

These issues are addressed in this chapter through the conceptual future roadway network, as well as strategies aimed to enhance connectivity as new roads are built.

Providing walking and bicycling networks that serve the majority of people and provide transportation options within the city is important. Specific strategies are aimed at ensuring appropriate bicycling and walking facilities are included in roadway projects, considering the context of the surrounding land uses and expected traffic on the roadway. Off-street pathways are also identified as a priority for the city.

Increasing public transportation options to ensure mobility for all people in the city. This issue is addressed through transit-specific goals and strategies aimed at providing more public transportation options. Realizing this vision will require partnerships with the Ada County Highway District (ACHD), Canyon Highway District 4 (CHD4) the Idaho Transportation Department (ITD), the Valley Regional Transit (VRT), and the Community Planning Association of Southwest Idaho (COMPASS). Compass is responsible for regional transportation planning and administers several transportation funding programs. The City of Star will also need to work with Star businesses, residents, and developers.

The realization of this vision will come through the achievement of the following goals and objectives. Implementation policies have been developed to provide direct steps to achieve these goals and objectives and are also presented in this chapter. Finally, this chapter also describes the conceptual layout of the future roadway network within the City of Star.





12.3.1 Roadway System Goals

- A. Develop a transportation system to serve the planned land uses within the city's Comprehensive Plan. The transportation system should provide regional connectivity to the neighboring cities and regions.
- B. Maintain the functionality and connectivity of the street system for the current local users, emergency response providers and for future generations.
- C. Using coordinated land use and transportation relationships, develop alternative travel routes to evaluate the needs of developing areas while minimizing the potential for congestion. This coordination is best implemented through the development review process.
- D. Design a street system that considers both the needs of the users and the impacts on the adjacent land uses, the physical environment, noise, and air quality. Additional design considerations include safe routes to school, pedestrian and bicycle needs, recreation, and overall utility.
- E. Develop access management standards that support community-wide connectivity, support economic development, consider the needs for bicycles, pedestrians, and public transit consistent with the city's vision.
- F. Protect the community's identity and transportation values by adopting specific roadway designs and cross sections.
- G. Within the South of the River Subarea, ensure a high level of roadway connectivity through each neighborhood to help mitigate traffic along the limited collectors and arterials within the area.
- H. Within the South of the River Subarea, look at a realignment of Can-Ada Road to seamlessly connect east into Star Road.

12.3.2 Transit System Goals





- A. Participate in the planning and development of a regional public transit system, including the funding support for the Valley Regional Transit System’s Long Range Plan. The goal of the system is to provide basic mobility for some, an alternate transportation for others and an option for everyone.
- B. Develop efficient and effective transit routes based upon the community-defined land use patterns.
- C. Identify and protect future needed bus transit stops.
- D. Identify and protect a western Valley Ride Transit hub near the Highway 16/44 intersection, possibly within the ITD right-of-way, at the northwest corner.
- E. Provide for bicycle and pedestrian connections to the transit system.

12.3.3 Pathway System Goals

- A. Encourage the development of a local and regional pathway system. The design of the pathway system should be coordinated with all other elements of the Comprehensive Plan. The purpose of the pathway system is to provide basic mobility for some and a viable transportation option of all others. Subdivisions should be required to include interconnecting pathways open to the public.
- B. Work on a regional basis to integrate the pathway system with the ongoing planning efforts for the SH-44, SH-16, and US-20/26 Corridors.
- C. Support the concept and goals of transportation demand management strategies such as ride-sharing, telecommuting, and park-and-ride systems to reduce overall transportation travel demand.
- C.D. Within the South of the River Subarea, ensure pathway connectivity throughout the area, utilizing buffers between existing and future neighborhoods; natural resource areas; the extension of the Boise Greenbelt; and existing irrigation canals and ditches.





12.4 Transportation System Objectives

- A. Encourage completion of the existing street system and creation of new links, within reasonable constraints and as identified within the land-use subarea plans, as the transportation system develops.
- B. Provide adequate setbacks to preserve right-of-way for future grade-separated intersections, where appropriate, along the state highway system.
- C. Maintain a land use planning and approval process that is supportive of the operational characteristics identified in the most recent Regional Long-Range Transportation Plan. The Regional Plan is protective of the environment along residential streets. This is accomplished by balancing the regional need for connectivity with the local needs of accessibility.
- D. Ensure that corridor planning, roadway route selection, and other transportation system development considers the impact on the development potential of adjacent and under developed lands.
- E. Promote land use policies that limit access as necessary to maintain safe and efficient operation of the existing street system while allowing reasonable access to individual development parcels.
- F. Maintain safe and comfortable neighborhoods by minimizing speeding and cut-through traffic through the development review process.
- G. Coordinate with the Community Planning Association of Southwest Idaho (COMPASS), Ada County Highway District (ACHD), Canyon Highway District 4 (CHD4), Valley Regional Transit (VRT), and the Idaho Transportation Department (ITD) to ensure that transportation system improvements are consistent with the land use plans and decisions of the City of Star.
- H. Monitor development in the North Foothills Area to ensure that the transportation system is constructed in compliance with the Star Comprehensive Plan and the following principles:





- a. Integrate roadway design measures to ensure that the transportation system is compatible with the surrounding terrain and land uses.
- b. Integrate a pathway system for appropriate pedestrian, bicycle, and equestrian access to neighborhoods, activity centers, public facilities, and the existing pathway system.
- c. Provide the opportunity for transportation system design alternatives in the foothills as a means to minimize environmental impacts and foster the unique characteristics of the foothills.
- d. Encourage the development and expansion of transportation forms, such as walking, biking, and carpooling, to minimize travel demand, reduce congestion, maintain accessibility, and promote health and fitness.
- e. Create opportunities for walking and biking between neighborhoods through micro-paths and local road connections. Provide pedestrian and bicycle routes to all schools. Develop and maintain a safe-routes-to-school program.

12.5 Transportation System Implementation Policies

- A. Work with partner agencies (e.g., ACHD, CHD4, COMPASS, ITD, VRT) to ensure that transportation and regional transit improvements are constructed or funded in coordination with land developments. This may be accomplished with direct funding from the city, impact fees, extraordinary impact fees, local option sales tax, and other funding arrangements.
- B. Require that transportation safety systems be integrated into all school sites and recreation areas, including such items as signalization, sidewalks, pathways, and alternate traffic patterns for secondary access.





- C. Encourage street lighting design and layout that provides for roadway and neighborhood safety while preserving a rural environment free of any unnecessary trespass lighting.
- D. ACHD and CHD4 should establish standards for sidewalk location and design and coordinate any differences with ACHD and CHD4 design standards. The city will continue to work with ACHD, CHD4, and ITD to resolve issues concerning sidewalks within the City of Star.
- E. The city should budget for, and work with ACHD and CHD4 to identify, opportunities to accelerate projects that enhance connectivity within the city. Funds may also be used for regional projects and transit if a strategic opportunity arises, though this would be a lower priority than projects that enhance local connectivity.
- F. Work with the transportation agencies to develop appropriate roadway plans.

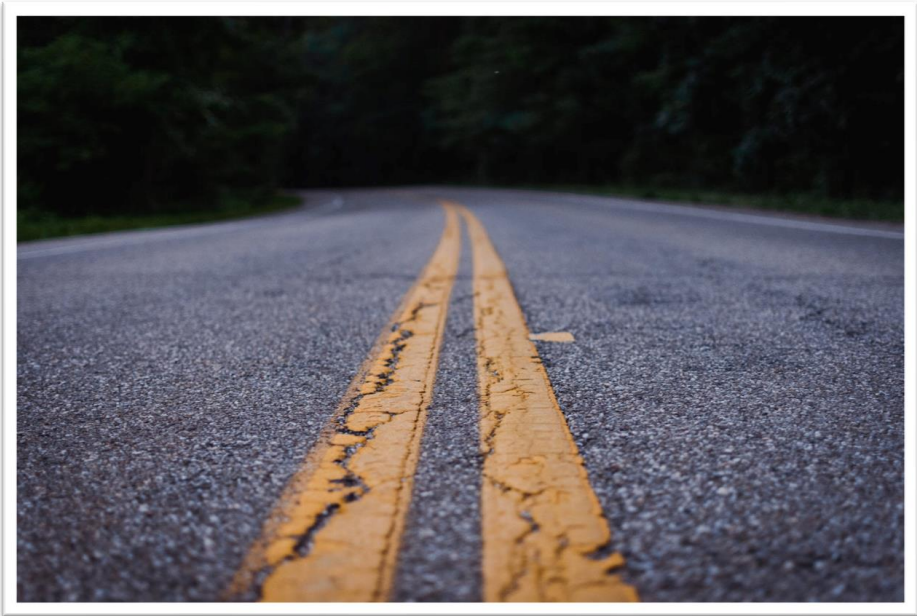




12.5.1 Roadway Implementation Strategies

- A. Work in conjunction with ACHD, CHD4, ITD, and COMPASS to classify roadways on the Functional Street Classification Maps as recommended within this Comprehensive Plan.
- B. Continue to participate in regional transportation planning (through COMPASS and VRT) to develop and update long range transportation plans, including public transportation plans, and provide a foundation for major project selection by ACHD, CHD4, and ITD in the City of Star.
- C. Periodically review the street classification and typology systems with ACHD, CHD4, and COMPASS and work to amend them as needed. Any street reclassifications should be contingent upon an analysis of existing street configuration, existing land uses, lot patterns, location of structures, impact on neighborhoods, and area-wide transportation needs.
- D. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.
- E. Encourage roadway design standards and roadway classifications that are consistent with ITD, ACHD, CHD4, COMPASS, and other agencies that may be responsible for roadway planning and design.
- F. Review the city's transportation priorities, including roadway widening, intersection improvements (e.g., roundabouts, signals), and other improvements in concert with the Transportation Improvement Program (TIP), State of Idaho Transportation Improvement Plan (STIP), ACHD's Integrated Five Year Work Plan (IFYWP) and CHD4's plans within the city limits and planning area to ensure alignment of priorities and that context sensitive design principles are included in proposed projects.
- G. Evaluate the impact to the city of all roadway improvements and roadway extensions prior to construction.





- H. Work with ACHD, CHD4, ITD, COMPASS, and the development community to construct the planned roadway network for the Star planning area, using the Project Priorities Table 12.2 and Proposed Solutions Map herein as guidance for prioritization. The broad goals of these connections are: 1) to provide continuous north-south and east-west connections between adjacent arterials or section-line collectors approximately every 1/2-mile (i.e., approximately halfway between the major roads that are typically spaced about one-mile apart) and 2) to provide continuity at other locations by making short connections between existing and planned streets.
- I. Work regionally to integrate the pathway system with the ongoing planning and design efforts for the SH-44, SH-16, and US-20/26 corridors.
- J. All streets should be designed to include a detached sidewalk, unless within the Downtown Star design review overlay district, or physical or other constraints preclude the ability to do so. Street trees should





be provided, except in cases where a buffer strip of sufficient width cannot be provided to meet ACHD's Tree Planting Policy. Root barriers and other measures to prevent negative impacts to the surrounding hardscape are recommended to be used. New and replacement trees should be recorded in the city's street tree inventory. The city should work with adjacent land owners to ensure these features are maintained.

- K. Street design should be consistent with the context of the development and the respective land use area designated within the Land Use section of the Comprehensive Plan.
- L. Design and/or align roads to preserve significant existing trees wherever practical.
- M. Work with ITD, ACHD, and CHD4 to develop access spacing standards in the major roadway corridors. Access decisions may be based on the future function and typology of the roadway. Temporary accesses may be granted with restrictions phased in as development occurs and new shared connections become available or medians are constructed.
- N. To the extent possible, new accesses to arterial and collector streets should be limited to public streets serving multiple parcels. Frontage and backage roads should be considered where appropriate in new developments. When direct parcel access is necessary, cross access agreements and shared driveways should be considered to the extent possible to limit the number of access points.
- O. Work with ITD, ACHD, CHD4, and adjacent jurisdictions to develop access management plans for arterials and highways of regional transportation importance that consider the impacts to the development potential of the surrounding land uses.
- P. Local and collector streets through residential neighborhoods are recommended to provide connectivity while being designed to preserve the character of the surrounding neighborhoods through appropriate design techniques, including street width, traffic calming, and traffic control. The goal of the local street system is to provide for local circulation within Star and not for regional traffic. In order





to provide this connectivity, new developments should be required to stub access to adjacent undeveloped or underdeveloped parcels consistent with ACHD and CHD4 road spacing standards. All new developments should be reviewed for appropriate opportunities to connect to local roads and collectors in adjacent developments.

- Q. Work with ACHD, CHD4, local developers, and neighborhoods in the operation of a local traffic calming policy that balances the needs of the roadway, the drivers, pedestrians, bicyclists, and the traveling public and considers effects on adjacent streets.
- R. Encourage arterial and collector center turn lanes only at driveways and/or street intersections where determined to be necessary by ACHD, CHD4 or ITD. Encourage landscaping within any portion of a center turn lane that is not used for such a driveway or intersection.
- S. Work with ACHD and CHD4 to identify specific features to be included as part of the Master Street Map designations for arterials and collectors within the City of Star. Such features may include requiring adequate buffer space to allow for the planting of street trees and requiring bike lanes and/or separated pathways along Rural roads to ensure that both the confident bicyclist and the everyday bicyclist are both provided for (e.g., confident road bicyclists may prefer an on-street bicycle lane, while recreational users may prefer a separated path away from high-speed rural roads).
- T. All proposed roadway projects, including widening and maintenance of existing roadways and the construction of new roadways (including as part of development applications), are recommended to be reviewed to determine the appropriate bicycling facility that could be included. This review should consist of, but not limited to:
 - a. Whether any type of bicycle facility is identified in an existing city, ACHD, CHD4 plan on the subject.
 - b. Reviewing the recommended bicycle facility included in the ACHD Master Street Map typology of the subject street, or CHD4 plans where applicable.





- c. Reviewing the bicycle facility selection process to identify the specific type of bike facility that is appropriate for most people given the speed and volume of motor vehicle traffic expected on the roadway.
 - d. If a physically separated bike facility is an option, then maintenance and other needs will also need to be considered. If these needs cannot be adequately addressed, then a standard or buffered bike lane may be included instead.
 - e. Work with ACHD and CHD4 staff for the inclusion of these facilities within proposed projects.
- U. To reduce the use of the Deep Canyon Drive and SH-16 intersection, the stub street, North Echo Summit Way, should be connected to Beacon Light Road allowing for a roadway connection from Hillsdale Estates to the signalized intersection of Beacon Light Road and SH-16.
- V. The City of Star, ACHD, and CHD4 should coordinate the Can-Ada roadway design between New Hope Road and Purple Sage road to ensure that adequate right of way is preserved when any adjacent developments are proposed.
- W. The City of Star and CHD4 should coordinate the Kingsbury roadway design just south of Foothill Road to just south of Purple Sage Road to ensure that adequate right of way is preserved when any adjacent developments are proposed. The roadway in this stretch of land would be better suited shifted east of the section line to connect through the “draw” to the east, versus directly up the hill.
- X. Roundabouts should be considered where feasible.
- Y. The City of Star and ACHD should coordinate the Can-Ada roadway design between US-20/26 and Star Road to ensure connectivity through the South of the River Subarea, as developments are proposed.





Z. The City of Star and ACHD should coordinate access control (i.e. roundabout or signalized intersection) at Star Road and access to the Riverfront Center to ensure this commercial area is viable.

AA. The City of Star, ACHD, and adjacent property owners, should coordinate access control design at Star Road just north of the Phyllis Canal crossing to ensure both vehicular and pedestrian and bicycle crossings.

BB. The City of Star and ITD should coordinate the reclassification of and access control along US-20/26 to allow access to commercial areas, enhancing viability for commercial areas and increased connectivity along the Corridor.

CC. The City of Star, ACHD, and ITD should coordinate gateway improvements at the Star Road/Boise River Bridge, and at Star Road/US-20/26 intersection.

12.5.2 Transit Implementation Policies

- A. Expand access to commuter service by working with the jurisdictional authorities to plan for future updates in plans to include the city’s desire for expansion of the public transportation system such as, establishing additional routes, additional park-and-ride lots, and additional bus stops along the state highway system and/or at activity centers.
- B. Local circulator routes, or extension of transit service beyond the state highway system, should remain a consideration for when higher densities and additional funding is made available.
- C. Consider construction of a regional transit station within the ITD right of way located at Highway 16 and Highway 44.

12.5.3 Pathway Implementation Policies

- A. Use development standards to provide for pedestrian, equestrian, and bicycle circulation in accordance with adopted local and regional pathway plans. This is needed for intra-neighborhood connectivity, and to ensure that bike and pedestrian traffic is not diverted onto arterials and collectors.





- B. Encourage the provision of equestrian, pedestrian, and bicycle safety and convenience with enhanced pedestrian crossings of SH-44, SH-16, and US-20/26. Grade separated pedestrian/bicycle crossings enhanced landscaping, crosswalk pavers and may be considered.
- C. Ensure that pedestrians, bicyclists, and recreational users have safe and efficient access to the Boise River corridor.
- D. Plan for separated pedestrian and bicycle crossing facilities on SH-16 at the north and south channel of the Boise River.
- E. Plan for grade-separated pedestrian and bicycle crossing facilities at Star Road at the north and south channel of the Boise River to extend the Boise Greenbelt.
- F. Coordinate with the irrigation districts to allow for pathway connections along irrigation canals and ditches.

12.5.4 Land Use and Parking Implementation Policies

- A. The City of Star may require a traffic study for new developments even if the ACHD, CHD4, or ITD do not. The traffic impact study may include potential impacts to existing traffic patterns, suggested roadway widths, access to existing and proposed roadways, signalization, location and need for intersections, turn lanes, bus stops, on-street parking and pedestrian facilities.
- B. The city should work with ACHD, CHD4, and COMPASS to establish reasonable standards relating to traffic impacts of new development on existing residential streets.
- C. Encourage off street parking sites and facilities on arterial streets and discourage on street parking on arterial streets, with the exception of existing on street parking on segments of SH-44 (State Street).
- D. Alley abandonment should be discouraged. Alley expansion and improvement should be encouraged within Downtown Star.
- E. When reviewing comprehensive plan amendments, zone changes, master plans, conditional uses, and other significant entitlement





requests, coordinate with ACHD, CHD4, and ITD to evaluate the impact of the project on street levels of service. Service level impacts should be minimized through project modifications, traffic management plans, street improvement plans, or other means.

- F. Central Business District streets should be managed in such a manner that the flavor and character of the Central Business District is preserved and enhanced while maintaining the livability of this area and preserving the functionality of the street system. The use of traffic management strategies as described above should be given priority over street widening, land additions, and removal of on street parking as a means of resolving traffic flow problems.
- G. Implement, in conjunction with ACHD, CHD4, and the Star Fire District, alternative street standards related to specific design features within the city. Allow use of these standards in conjunction with specific design standards described in other chapters of this plan.
- H. Motorized traffic may experience some inconvenience in order to preserve quality neighborhoods.
- I. The city should work with CHD4 to develop an impact fee program. Until the program is adopted, developers are to work with the city when properties are within Canyon County, to contribute into a fund to offset development impacts on the Canyon Highway District 4 street system.





12.6 Transportation System Prioritization

Transportation system priorities were based upon three criteria: existing system deficiencies, anticipated future deficiencies, and community identifications. The following table summarizes the key transportation system priorities for Star:

Table 12-2: Transportation System Priorities			
Currently Funded System Improvements			
planning Year	Location	Description	Responsible Agencies
2018	Beacon Light Rd at SH-16	Intersection improvement / traffic signal	ITD / ACHD
2019	I-16 - Interstate 84 to US-20/26	Preliminary engineering for future roadway	ITD
2019	SH-44 - I 84 to SH 55 North	Sealcoat	ITD
2020	Beacon Light Rd - Ballantyne Ln to SH-16	Pavement rehabilitation	ACHD
2022	Floating Feather - Plummer Rd to Star Rd	Improvements with curb, gutter, sidewalks	ACHD
2022	SH-44 - SH-16 to Glenwood St	Sealcoat	ITD
2023	Pollard Ln - Floating Feather Rd to Beacon Light Rd	Pedestrian / pathway improvements	ACHD
2023	SH-44 - Star Rd to Linder Rd	Major widening (five lanes)	ITD
2023	Munger Rd - New Hope Rd to Floating Feather Rd	Bridge replacements/repairs	ACHD
Existing and Future Deficiencies / Needed Improvements			
planning Year	Location	Description	Responsible Agencies
Before 2040	Star Road - SH-44 to US-20/26	Widen to four/five lanes, add bicycle lanes (Note 2)	ACHD
Before 2040	Star Road - SH-44 to Floating Feather Road	Widen to three lanes, add bike lanes (Note 1)	ACHD
Before 2040	SH-44 - Palmer Ln to Star Rd	Widen to four/five lanes (ITD Corridor Study)	ITD





Before 2040	SH-44 - Star Rd to Can-Ada Rd	Widen to four/five lanes (ITD Corridor Study)	ITD
Before 2040	SH-16 at SH-44	Construct grade-separated interchange	ITD
Before 2040	SH-16 - SH-44 to Chaparral Rd	Widen to four lanes / possible frontage roads	ITD
Before 2040	SH-16 at Floating Feather Rd	Construct Floating Feather Road Overpass	ITD
Before 2040	SH-44 at Hamlin Street	Intersection improvement / traffic signal	ITD
Before 2040	SH-44 at Palmer Ln	Intersection improvement / traffic signal	ITD
Before 2040	SH-44 at Can-Ada Rd	Intersection improvement / traffic signal	ITD
Before 2040	US-20/26 - Star Rd to SH-16	Widen to four/five lanes	ITD
Before 2040	Plummer Rd at Floating Feather Rd	Intersection improvement / traffic signal	ACHD
Before 2040	Plummer Rd - SH-44 to Floating Feather Rd	Widening to three lanes, add bike lanes	ACHD
Before 2040	Can-Ada Rd - SH-44 to Beacon Light Rd	Widening to five lanes, add bike lanes (Note 1)	ACHD
Before 2040	Beacon Light Rd - SH-16 to Wing Rd	Widening to five lanes, add bike lanes	ACHD
Before 2040	Beacon Light Rd / New Hope Rd-Wing Rd to Can-Ada Rd	Widening to three lanes, add bike lanes	ACHD
Before 2040	Floating Feather Rd - SH-16 to Star Rd	Widening to three lanes, add bike lanes (Note 1)	ACHD
Before 2040	Pollard Lane - South of Beacon Light Rd	Widening to three lanes, add bike lanes	ACHD
Before 2040	Kingsbury Road – from Purple Sage to US-20/26	Widening to five lanes, add bike lanes	CHD4





Before 2040	Blessinger Road	Connect north and south legs	CHD4
Before 2040	Purple Sage Road – Lansing to CanAda	Widen to 5 lanes	
Before 2040	Lansing Lane – SH 44 to Purple Sage	Widen to 5 lanes	
Before 2040	Lansing Lane at SH 44	Improve Intersection	
Before 2040	Kingsbury Road at SH 44	Improve Intersection	
Before 2040	Blessinger Road at SH 44	Improve Intersection	
Before 2040	Purple Sage at Lansing Lane	Improve Intersection	
Before 2040	Purple Sage at CanAda	Improve Intersection	

Additional Community Priorities / Needed Improvements

planning Year	Location	Description	Responsible Agencies
Current	SH-16 at Floating Feather Rd	Add turn lanes on all approaches	ITD / ACHD
Current	SH-16 at Floating Feather Rd	Add traffic signal	ITD / ACHD
Current	Can-Ada Rd - SH-44 to New Hope Rd	Add shoulders, add turn lanes at SH-44	ACHD
Current	SH-44 at Plummer Rd	Add traffic signal	ITD / ACHD
Current	SH-44 - SH-16 to Can-Ada Rd	plan for an alternate route	ITD / ACHD / CH4
Before 2040	Boise River Corridor	Provide a pathway system	Star
Before 2040	Foothills Area	Provide a pathway system	Star
Before 2040	Floating Feather Rd	Provide on-street bicycle lanes	ACHD
Before 2040	Deep Canyon Road	Provide on-street bicycle lanes	ACHD

Note 1: The three north-south streets of Plummer, Star and Can-Ada will require widening north of SH-44. Widening Can-Ada to five lanes from Highway 44 to Floating Feather Road may eliminate the need to widen Star Road to five lanes.





Note 2: ITD has not yet funded the construction of the segment of SH-16 between SH-44 and Interstate 84. That project, if funded may eliminate the need to widen Star Rd beyond five lanes





Chapter 13 – Parks and Recreation



13.1 Idaho Code Regarding the Parks and Recreation Component

Requires an analysis showing a system of recreation areas, including parks, parkways, trail ways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

13.2 Background and Analysis

The development of parks, open spaces, and recreational activities is considered as an important part of the development of a city. National studies have suggested that the youth of our cities spend more time watching TV, playing computer games, or doing other non-recreational activities ~~in~~ instead of taking advantage of outdoor activities. Providing recreation relaxation and enjoyment of natural features and landscapes and to promote activities either active or passive for the citizens of Star is important for a healthy community. The goals, objectives, and policies regarding parks and recreation will greatly

Formatted: Font color: Red, Strikethrough





affect the character of Star’s planning area and will provide insight into the needs of the City of Star both present and future.

Planning for parks, playgrounds, and open space should be based on conservation needs, recreation requirements, and aesthetics of the community. ~~It is desirable to incorporate~~ Incorporating required parks and playgrounds into required open spaces. Careful planning of open spaces will enhance public health, safety, and welfare.

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

13.2.1 Park and Pathway Classifications

Parks and pathways are described in many ways and each has a different function. The descriptions below will assist the city in determining the types of parks and pathways needed. This list should be used as a guide for park and pathway planning.

Mini-Park (Pocket): A mini-park is the smallest park classification and is used to address limited or isolated recreational needs. ~~Although in the past mini-parks were often oriented toward active recreation, the new classification has a broader application that includes both active and passive uses.~~ Mini-parks include both active and passive uses. Examples include: picnic areas, arbors, and sitting areas. An example of a mini-park is Westpointe Park.

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

Neighborhood Park: Neighborhood parks remain the basic unit of the park system and serve as the recreational and social focus of the neighborhood. They should be developed for both active and passive recreation activities geared specifically for those living within the service area of ¼ - 1 mile radius. Neighborhood parks generally range from 2 to 5 acres. Typically, a neighborhood park includes playground equipment, playfields, picnic facilities, and off-street parking. Larger neighborhood parks may include sport courts and restroom facilities. Accommodating a wide variety of age groups, including children, adults, and the elderly, as well as special populations, is important.





Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is vital to successful design. [An example of a neighborhood park is Blake Haven Park.](#)

~~**School Park:** By combining the resources of two public agencies, the school-park classification allows for expanding the recreation, social and educational opportunities available to the community in an efficient and cost-effective manner. Depending on the circumstances, school park sites often compliment other community open lands. The important outcome in the joint-use relationship is that both the school district and the park system benefit for shared use of facilities and land area. In some cases, school districts may now consider joint use of park facilities due to security issues.~~

Formatted: Font color: Red, Strikethrough



Community Park: Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting recreational needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. They allow for group activities and other recreational opportunities not feasible—nor perhaps desirable—at the neighborhood level. They should be developed for both passive and active activities.

[Community parks serve a population within a 1- to 2-mile radius. Typically, community parks include all of the improvements found in a neighborhood park, plus ball diamonds and play fields](#)

[designed for competitive athletics, sport courts, off-street parking, and shelter and restroom facilities. Community parks may have lighted playfields, spectator areas, and concession areas. Community parks are](#)





generally 5 to 20 acres. Larger community parks may include adjacent natural areas. An example of a community park is Hunters Creek Park.

~~**Natural Resource Areas Conservancy Park:** Natural resource areas~~
Conservancy parks are publicly-owned lands that are managed primarily for their natural resource qualities such as wetlands, wildlife habitats, or unique vegetation. Generally, trails and other passive recreational facilities are installed within conservancy parks. Conservancy parks are usually not suitable for active recreation facilities such as playfields or athletic facilities. An example of a natural area is Trident Ridge Park. ~~are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.~~

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

Formatted: Font color: Red, Strikethrough

Greenways: Greenways or drainageways are undeveloped open lands that are maintained primarily for stormwater management purposes. Some of the greenways and drainageways are adjacent to parks and provide open space linkages. ~~tie park components together to form a cohesive park, recreation, and open space system. They also emphasize harmony with the natural environment.~~ They allow for uninterrupted and safe pedestrian movement between parks throughout the community. They provide people with a resource based outdoor recreational opportunity and experience and can enhance property values. While greenways and drainageways have recreational benefits, they are periodically flooded or have poor drainage and are generally unsuitable for most types of active recreational improvements. An example of a greenway is Star River Walk trail.

Formatted: Font color: Red, Strikethrough





~~**Regional Park (Sports Complex):** Consolidates heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. Sports complexes should be developed to accommodate the specific needs of user groups and athletic associations based on demands and program offerings. They are usually strategically located as a community wide facility.~~

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Strikethrough



~~**Special Use:** This classification covers a broad range of parks and recreation facilities oriented toward single purpose use. Special use parks generally fall into three categories: 1) Historic/Cultural/Social Sites unique local resources offering historical, educational, and cultural opportunities; 2) Recreation Facilities which are specialized or single purpose facilities; and 3) Outdoor Recreation Facilities, examples including tennis courts, softball complexes, and sports stadiums. Special use parks are city-owned recreational and open space facilities that are designed to serve a specific purpose. Special use parks generally fall into one of three categories:~~

Formatted: Font color: Red, Strikethrough

- 1. Historic/Cultural/Social Sites which are unique local resources offering historical educational, and cultural opportunities;





- 2. Indoor Recreation Facilities which are specialized or single purpose facilities. Examples include an aquatic facility, indoor ice skating, and a hockey facility; and
- 3. Outdoor Recreation Facilities which are specialized or single purpose facilities. Examples include tennis courts or softball complexes.

An example of a special use park is the Star Riverhouse.

Park Trails: Park trails are multi-purpose trails located within greenways, parks, and natural resource areas. The focus is on recreational value and harmony with the natural environment while protecting users from urban development and associated vehicular traffic. Surface material used and width may vary due to the function of the trail. An example of a park trail is the paved pedestrian path on the east side of Hunters Creek Park. ~~They are the most desirable type of trail because they: 1) emphasize harmony with the natural environment; 2) allow for relatively uninterrupted pedestrian movement to and through the city's park system and developed areas, including, where possible, throughout commercial and industrial parks; 3) effectively tie the various parks and recreation areas together to form a comprehensive park and trail system; and 4) protect users from urban development and associated vehicular traffic. Trails may vary in width due to the function of the trail. These are described below:~~

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

~~**Type I: Single purpose hard surfaced trail for pedestrians and cyclists.**~~

Formatted: Font color: Red, Strikethrough

~~**Type II: Multipurpose hard surfaced trail for pedestrians and cyclists.**~~

~~**Type III: Nature trails for pedestrians, hard or soft surface.**~~

Connector Trail: Connector Trails are multi-purpose trails that emphasize safe travel for pedestrians to and from parks around the community. The focus is as much on transportation as recreation. The significant difference between connector and park trails lies largely in their location. Park trails emphasize a strong relationship with the natural environment within the a park like setting, while connector trails or recreational connectors emphasize safe travel for pedestrians and bicyclists to and from parks and around the community. They are separate single purpose hard surfaced trails for pedestrians or cyclists typically located in rights-of-way. An example of a connector trail is the paved path between Blake Haven Park and Darkwood Street.

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough





On-Street Bikeways: Bikeways are paved segments of roadways that serve to safely separate bicyclists from traffic. They come in the form of bike routes and bike lanes. The distinction between the two is a matter of exclusivity. While bike routes are essentially paved shoulders or segments of the roadway that serve to separate bicyclists from traffic, bike lanes are designated portions of the roadway for the preferential or exclusive use of bicyclists. [Ada County Highway Department \(ACHD\) constructs and maintains on-street bikeways within the City of Star in Ada County.](#)

All-Terrain Bike Trail, Cross-Country Ski Trail, and Equestrian Trails: These trails are similar to park trails in that they emphasize a strong relationship with the natural environment, although for somewhat different reasons. They are single-purpose loop trails usually located in larger parks and lateral resource areas. They are most often located within natural resource areas, greenways, community parks, and special use facilities, such as golf courses. Single-purpose loop trails are usually located in larger parks and lateral resource areas. Loop trails are best with 7-10 miles, the standard for a half day outing and with 10-20 miles, the standard for a full day's outing. ~~Since regional and state parks often develop and maintain these types of trails, the need for them at the local level is often limited.~~

Formatted: Font color: Red, Strikethrough

13.2.2 Boise River

The Boise River is a priceless and beautiful asset to the City of Star. It has been recognized as the gem of the Treasure Valley. The Cities of Boise, Garden City, and Eagle have been working for years to establish greenbelts, restore riparian areas, and to simply regenerate the River from its former undesirable conditions. Currently, there are no known undesirable conditions along the Star section of the Boise River. There is only a minimal greenbelt along the Star section of the Boise River and interconnectivity between the river and other parts of the city. The city does have the opportunity to develop partnerships to assist the creation of a master plan for the Boise River, and





needs to provide far more public access and a full greenbelt along the entire river if possible.

13.2.3 Exiting Facilities within the City Limits

CITY OF STAR PARKS	
4.01 acres	Blakehaven Park
2.40 acres	Westpointe Park
10.27 acres	River Walk Park
8.0 acres	Pavilion Park
60 acres	Heron River Park (not deeded yet)
26.62 acres	Hunters Creek Park
51 acres	Trident Ridge Park (not deeded yet)
162.30 acres	Total Park Acreage

- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough

~~The school districts also offer recreational facilities for school and sports related activities associated with the current school facilities.~~

A. City Facilities

The City of Star has five developed parks: Blake Haven Park; Hunters Creek Park; Star River Walk Trail; Star Riverhouse; and Westpointe Park. Two parks, Pavilion Park and Heron River Park, are currently under construction. Trident Ridge Park is expected to be deeded to the city in 2022 and visioning efforts are underway to develop this park. The total number of acres the city owns is 162.03 acres. The City of Star currently maintains a level of service of 14.57 acres of park land per 1,000 people (2020 census population of 11,117).

City of Star Parks

City of Star Park	Address	Acreage	% of Total
Blake Haven Park	11225 W Blake Dr.	4.01	2.47%





Heron River Park (under construction)		68.25	42.12%
Hunters Creek Park	1500 N Star Rd	16.98	10.48%
Pavilion Park (under construction)		8.50	5.25%
Star Riverhouse	1000 S Main St	5.27	3.25%
Star River Walk Trail		6.02	3.72%
Trident Ridge Park (under construction)		50.6	31.23%
Westpointe Park	11080 W Floating Feather	2.4	1.48%
TOTAL		0	162.03
			100.00%

Table 13.4.A

The characteristics and functions of all Star city parks have been evaluated to identify each park’s type based on park classification in Section 13.3. The majority of Heron River Park acreage is labeled as a Conservancy Park type but this park also includes Community Park acreage. Table 13.4.B shows all Star parks and their respective park type.

Star City Parks by Classifications

PARK Type	CITY PARK	Total Acres	% of Total
Mini-Park (Pocket)	Westpointe Park	2.4	1.48%
Neighborhood Park	Blake Haven Park	4.01	2.47%
Community Park	Hunters Creek Park	33.73	20.82%
	Heron River Park (8.25 acres)		
	Pavilion Park		
Conservancy Park	Trident Ridge Park	110.6	68.26%
	Heron River Park (60 acres)		
Greenway	Star River Walk Trail	6.02	3.72%
Special Use	Star Riverhouse	5.27	3.25%

Table 13.4.B

Conservancy parks include the highest number of acreages out of all the park types at 68%. The Community Park type makes up the second most type of park at 21%. Greenways, Special Use, Neighborhood Parks, and Mini-Parks make up the remaining 10% of all park acreage.



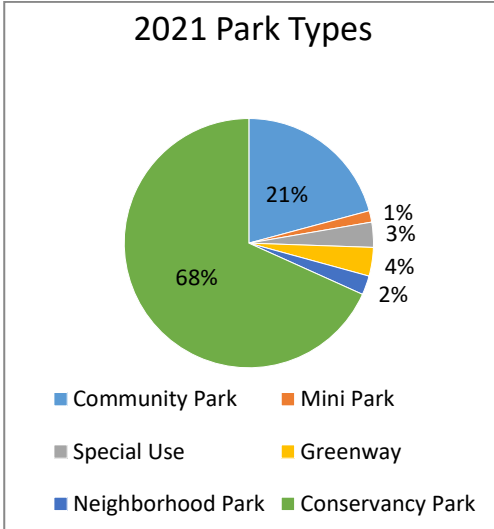


Table 13.4.C

Approximately _____ miles of pathways are maintained by the City. The longest pathway is the Star River Walk Park Trail. Two connector trails are also maintained by the City at Blake Park and Hunters Creek Park. Effort is currently underway to develop a master pathway plan by the City of Star Transportation Committee.

The City of Star has a robust sports and recreation program. Many classes are offered through the recreation department such as: adult fit and fall, yoga, mosaic arts, health and wellness, kids camps, etc. The sports programming includes soccer, baseball, football, lacrosse, and more. Approximately 1500 participated in the sports and recreation program in 2020. The City has seen an increase in the number of participants year after year.

Including a variety of city park amenities available to all residents is an important component to increase the quality of life for residents. Table 13.4.D lists amenities currently available at city parks.





City of Star Park Amenities

Formatted: Underline, Font color: Red

Park	Blake Haven Park	Heron River Park	Conservancy Park	Community Park	Hunters Creek Park	Pavilion Park	River Walk Park	Star River House/Barn	Trident Ridge	Westpointe Park
Acres	4.01	68.	60.0	8.25	16.98	8.50	6.02	50.6	2.40	5.27
Public Parking	•		•	•	•	•	•	•		•
Free Wi-fi	•				•	•				•
Restrooms/Porta-Potty	•				•	•	•	•		•
Water Fountain	•				•	•				
Rental Space	•				•					•
Gazebo	•									
Covered Shelter	•		•							
Picnic Tables	•				•	•	•			
Benches	•		•	•	•	•	•	•	•	
Barbecue	•									
Horseshoe Pit	•									
Frisbee Golf			•							
Playground	•			•	•					
Open Space/Playing Field	•				•	•	•		•	•
Football Field					•					
Soccer Field					•					
Softball/Baseball Field					•					
Batting Cage					•					
Bleachers					•					
Skateboarding					•					
Swimming			•				•			
Concession Stand					•					
Walking Paths/Trails	•		•		•	•	•	•		
Fishing Access			•				•			
Wildlife Viewing			•				•			
River Access			•				•			
Dog Use			•			•	•		•	
Equestrian Use							•			
Bike Park/Trails								•		
Little Library	•				•					

• = Installed Amenity

• = Planned Amenity To Be Installed

Formatted: Underline, Font color: Red

Formatted: Underline, Font color: Red

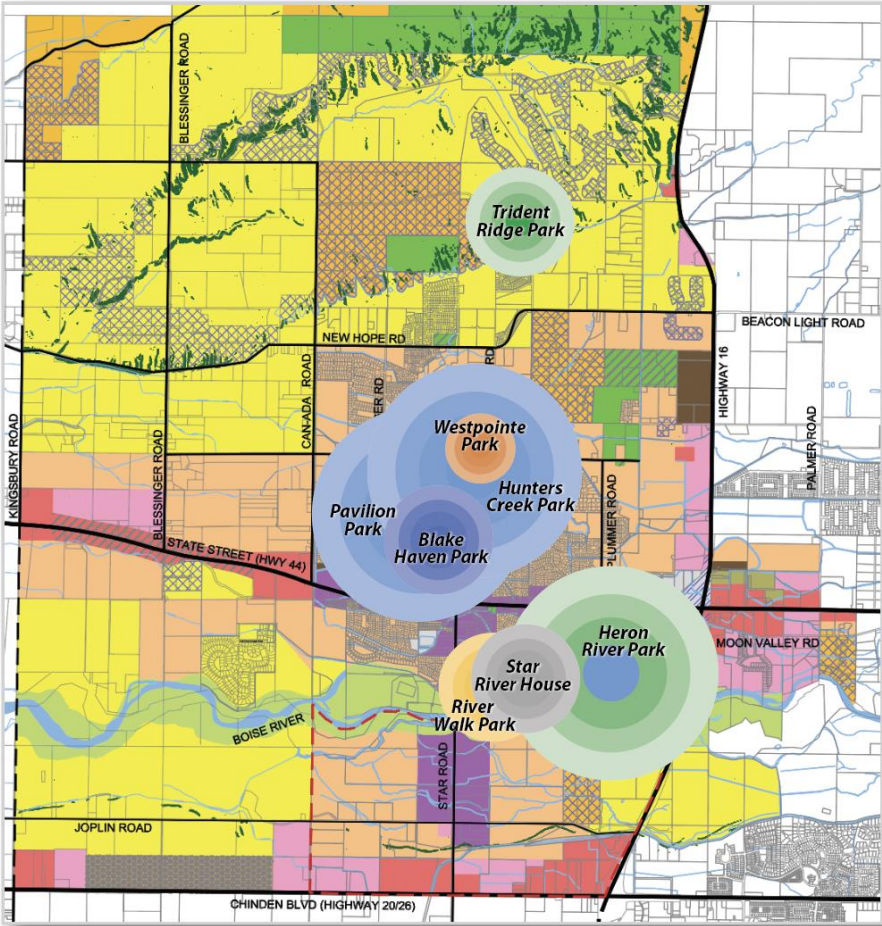
Table 13.4.D





The Current City of Star Parks map below shows the location and park classification of parks currently serving the City of Star.

Current City of Star Parks



- Community Park
- Mini Park
- Special Use
- Greenway
- Neighborhood Park
- Conservancy Park





A. Partner Agency Facilities

In addition to the City of Star providing recreational areas, open space and conservancy areas, educational institutions, county, state, and federal agencies also provide these opportunities. 209 acres of parks, trails, and open space are available within the Star area through public and private organizations.

Existing Parks, Public Schools, Open Spaces & Conservation Lands (within the city planning area)

<u>Agency</u>	<u>Acreage</u>	<u>% of Total</u>
<u>City of Star</u>	<u>162.03</u>	<u>77.26%</u>
<u>Public Schools</u>	<u>47.69</u>	<u>22.74%</u>
<u>Ada County</u>	<u>TBD</u>	
<u>Canyon County</u>	<u>TBD</u>	
<u>BLM Lands</u>	<u>TBD</u>	
<u>Idaho Department of Lands</u>	<u>TBD</u>	
<u>TOTAL</u>	<u>209.72</u>	<u>100.00%</u>

Table 13.4.E

New residential developments are required to include 10% useable open space. This open space is maintained by HOAs and primarily for private use within each subdivision. Open space owned by HOAs is not included in calculating city open space and should not be considered to reduce commitment of city park inventory.

13.2.4 Regional Parks

This section is a list of park facilities within a 25-mile radius. This information is not being shown to reduce the commitment of the City of Star, but to identify regional uses.

Eagle Island State Park





Eagle Island State Park is a 545 acre day-use park east of the City of Star. It features a popular swimming are, beach, a grassy picnic area, a waterslide, and more than five miles of equestrian trails. The State of Idaho has developed a Master Plan for the park. The full development of the Eagle Island State Park would provide the north side of Treasure Valley two recreational anchors (Lucky Peak and Eagle Island State Parks.) Plans are to connect these two parks by a 40-mile greenbelt with only a minor portion of land blocking the connection in the Eagle area.

Lucky Peak

Lucky Peak Reservoir is located in the foothills of southwestern Idaho on the Boise River approximately ten miles southeast of the City of Boise. When full, the lake behind the dam is twelve miles long with 42 miles of shoreline and about 4,200 surface acres of public land. This family-oriented lake provides pleasant day-use outings with ample water fun. Recreational opportunities include swimming, fishing, boating, water skiing, or a relaxing picnic. Lucky Peak State Park, which includes the three units of Sandy Point, Discovery, and Spring Shores, provides for abundant day-use water play and leisure. A marina and other amenities are located at Spring Shores. Nearby Boise provides full amenities with many interesting features and cultural activities to enjoy. State Highway 21, which runs alongside Lucky Peak, is a scenic drive and includes historic towns and other sites along its route. Desert and forested federal public lands close by provide for a semi-primitive or primitive recreation experience. There are limited, overnight camping facilities along the lake.

Black Canyon Reservoir

[Black Canyon Reservoir is formed by Black Canyon Diversion Dam, a part of the Boise Project. Managed by the Bureau of Reclamation, this 1,100-acre reservoir offers 12 miles of shoreline. Boating and fishing are the major recreational activities at the reservoir, which is located northeast of Emmett in southwest Idaho. This site offers restrooms, boat ramps, camping, parking, picnic tables, swimming, and accessible facilities for fishing.](#)

Formatted: Style 54

Formatted: Indent: Left: 0"





13.2.5 Regional Recreational Sites

[This section is a list of recreational facilities within a 25-mile radius. This information is not being shown to reduce the commitment of the City of Star, but to identify regional uses.](#)

Firebird Raceway

Located in the foothills northeast of Star, Firebird Raceway offers a wide diversity of events spanning from early April through October. The race facility continues to be one of the busiest in the northwest with over four dozen individual dates and activities.

Boise National Forest

The Boise National Forest is located north and east of the City of Boise. It is about 2,612,000 acres in size, ranging in elevation from 2,600 to 9,800 feet. The major rivers that run through it include the Boise River, the Payette River, and the South and Middle Forks of the Salmon River. Portions of the Frank Church River of No Return Wilderness, the Sawtooth Wilderness, and Sawtooth National Recreation Area are within the forest.

Conifer forest covers most of the Boise National Forest. Tree species include Ponderosa Pine, Douglas fir, Engelmann Spruce, Lodgepole Pine, Grand Fir, Subalpine Fir, Western Larch, and Whitebark Pine. Shrubs and grasses grow in the non-forested areas. Wildflowers splash color in both forests and shrubland.

The forest contains large expanses of summer range for big game species like mule deer and Rocky Mountain elk. Trout are native to most streams and lakes.

Oceangoing salmon and steelhead inhabit tributaries of the Salmon River. Some of the recreational activities available are campgrounds, trails, hunting and fishing, water sports, and winter recreation (such as snowmobiling, cross-country skiing, and ice fishing), and Bogus Basin Ski Area.





Bogus Basin Ski Area

Bogus Basin is a one hour drive from Star. It is open seven days a week. It has 91 named ski runs, 3 high speed quads, 11 lifts, 2,600 acres of terrain, 360 degree mountain access, and 37 km of groomed Nordic trails.



Lake Lowell

Lake Lowell, near the cities of Nampa and Caldwell, is the site of the 11,000-acre Deer Flat Wildlife Refuge. Lake Lowell is a great birding spot with over 200 recorded species. Spectacular concentrations of birds can be seen on the lake during peak migration periods. Shorebirds occur in large numbers in August when low water levels expose mudflats. Waterfowl occur in large numbers in fall and winter. The lake is closed to boating October 1st through April 14th. The Snake River Islands contain about 800 acres between 101 islands from the Canyon-Ada County line in Idaho to Farewell Bend in Oregon. The islands are closed to public access from February through May to protect





nesting habitat. Activities include boating, fishing, bird watching, canoeing, and family activities.

The following is a list of park and recreation facilities within a 25-mile radius. This table is not being shown to reduce the commitment of the City of Star, but to identify regional uses.

Regional Recreation Facilities			
Facility/Park	Location	Distance from the City of Star	Open to the Public
Firebird Raceway	Gem County	7-miles	Yes, must pay admission
Eagle Island State Park	Ada County	3-miles	Yes, must pay state park fee
Lucky Peak State Park	Ada County	20-miles	Yes, must pay state park fee
Black Canyon Reservoir	Gem County	20-miles	Yes, depending on services
Boise National Forest	Ada County	25-miles	Yes, depending on services
Bogus Basin Ski Resort	Boise County	20-miles	Yes, cost to ski
Lake Lowell	Canyon County	15-miles	Yes

13.2.6 Present and Future Needs

~~The National Park Standards suggest a minimum system of park lands consisting of five acres per 1,000 people. The above table shows 162.3 acres of city park land within the March 2019 city limit boundary which, according to the National Parks Standards, would support 32,460 people. The 2018 Star population was 10,310 people~~

Formatted: Font color: Red, Strikethrough

The level of service standards (LOS) for a park system can be measured in several ways. Population ratios of land acres per thousand people has





been one of the most commonly used standards but presents a limited evaluation of a park system. A broader approach to level of service standards should also consider the distribution of land and facilities in the community as well as the per capita value of the system, the availability of programs for all populations, demographics of the users, and the quality of the facilities, including maintenance.

Determining a level of service standard for park, recreation, and open space land and facilities can help a community plan and budget for the demands of a growing and changing population. This level of service standard can generally be estimated using population ratios, participation models, or a community-based approach to develop level-of-service standards. The City of Star currently does not have models based on participation or a community-based approach to develop level-of-service standards, the model is based solely on population ratios at this time.

The National Recreation and Park Association (NRPA) suggest a minimum system of park lands consisting of five acres per 1,000 people. The City of Star Parks table above shows 162.03 acres of city park land within the March 2019 city limit boundary which would support 32,460 people based on NRPA standards. The 2020 Star population was 11,117 people and meets the NRPA standard; however, other considerations such as standards for specific park types should be considered when determining the appropriate level of service.

The most widely used park land and facility ratios have been formulated by the NRPA using standards that have been developed over time by major park and recreation departments across the country. The NRPA published a comprehensive list of ratios in 1985 that have subsequently been updated. Currently, however, the NRPA recognizes the limitations of this population ratio methodology and recommends a community-based ratio be developed to compensate for these limitations and to reflect the specific conditions and unique nature of each community. The NRPA ratios are presented for informational purposes only and should not be used solely to determine the standards for the City of Star.





Active and Passive Recreation facilities generally recognized standards:

Active Recreation		
Type of Park or Facility	Acres	Estimated-Acres Needed
Neighborhood Parks	2.0 acres/1,000 population	10 acres
Mini-Park (Pocket)	0.25 to 0.5 /acre	To be determined
Playground Site	2.75 acres/1,000 population	13.75 acres
School-Park Site	Variable – depends on function	To be determined
Community Parks	3.5 acres/1,000 population	17.5 acres
Regional Parks (Sports Complex)	15 acres/1,000 population	75 acres
Linear Parks (Greenbelt)	1.3 acres/1,000 population	6.5 acres
Outdoor Swimming	One Pool/25,000 population	One pool
Tennis – Outdoor Basketball – Other Court Sports	1.0 acres /1,000 population	5 acres
Athletic Field	20 acres, 1/5,000-lighted accommodate 200 people /acre	Partner with school district
Basketball Courts	1 acre/5,000 population	1 acre
Golfing	1-18 Hole Course (120 Acres) per 50,000 population	One public course
Football/Soccer Field	2 acres/1,000 population	10 acres
Indoor Recreation Facility	1 acre/10,000 population	1 acre
Natural Resource Area (Hiking, Camping or Nature Study)	10 acres/10,000 people	5 acres
Park Trail:	To be determined	Partner with development community

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough





Connector Trail	To be determined	Partner with development community
On-Street Bikeways	To be determined	Partner with ACHD
Greenways	To be determined	Partner with property owners along river
All Terrain Bike Trail, Cross-Country Ski Trail, Equestrian Trails	To be determined	Partner with development community
Play Areas (Elementary School Ages)	0.5 acres/1,000 population	2.5 acres
Dog Parks	Minimum - 3 acres Desirable - 5 acres Maximum - over 5 acres	To be determined
Skate Board Park	Plan for- 50% of participates are skateboarders 30% of participates are in-line skaters 20% of participates are bicyclists There are no current national standards or guidelines for Skate Board Parks	To be determined
Special Use	Variable - depends on function	To be determined
Play Fields(Older Children and Young Adults)	1.5 acres/ 1,000 population	7.5 acres
Baseball/ Softball Fields	1/3000 population	1.5 acres
Passive Recreation		
Type of Park or Facility	Acres	Estimated Acres Needed
Passive Water Sports - Fishing/ Rowing/ Canoeing	1 Lake or Lagoon per 25,000 population	1 acre
Picnicking	4 acres/ 1,0000	28,000 acres

- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough
- Formatted: Font color: Red, Strikethrough





The City of Star Community Park standard is 9 acres per 1,000 people. This standard has been determined by averaging the NRPA Community Park and Sport Complex standards. Currently the City has 33.3 Community Park acres; however, per the city defined standard, 100 acres are needed to serve 11,117 people. The City should significantly expand this park type to meet the defined Community Park standard both short and long term.

The Neighborhood Park City standard is 2 acres per 1,000 people which is the same as the NRPA standard. Currently, there are only 4 acres of Neighborhood Parks serving the community of 11,117. An additional 18 acres are needed to meet the current Neighborhood Park standard.

Currently, the largest amount of park acreage falls in the Conservancy Park classification. Conservancy Parks typically remain in a natural state and have limited recreational opportunities. 9.95 acres currently serve 1,000 people, while the standard is only 1 acre per 1,000 people. Due to the abundant inventory of Conservancy Parks, strategic consideration should occur before acquiring additional land of this type.

Table 13.6.1 lists each park type and the additional acres needed to meet the City of Star park standards based on the 2020 census number and the projected 2040 population.

2020 Population 11,117
2040 Population
Projection 45,677

Park Type	LOS Acres/1000 STANDARD	Total Current		Additional Acres Needed Currently	Additional Acres Needed in 2040
		Acres	Current LOS Acres/1000	To Meet LOS Standard	To Meet LOS Standard
<u>Mini-Park (Pocket)</u>	<u>0.25</u>	<u>2.4</u>	<u>0.22</u>	<u>0.38</u>	<u>9</u>
<u>Neighborhood Park</u>	<u>2</u>	<u>4.01</u>	<u>0.36</u>	<u>18</u>	<u>87</u>
<u>Community Park</u>	<u>9</u>	<u>33.73</u>	<u>3.03</u>	<u>66</u>	<u>377</u>





Conservancy Park	1	110.6	9.95	-99	-65
Greenway	-	6.02	0.54	-	-
Special Use	-	5.27	0.47	-	-
TOTAL Acres		162.03		-14.56	409

[Table 13.6.1](#)

[Table 13.6.2](#)

[As discussed above, NRPA recommends the entire park system meet a standard LOS of 5 acres per 1,000 people. The City of Star far exceeds the park system NRPA standard currently at 14.57 acres per 1000 people and plans to meet the LOS standard in 2040 at 12.50 acres per 1000 people.](#)

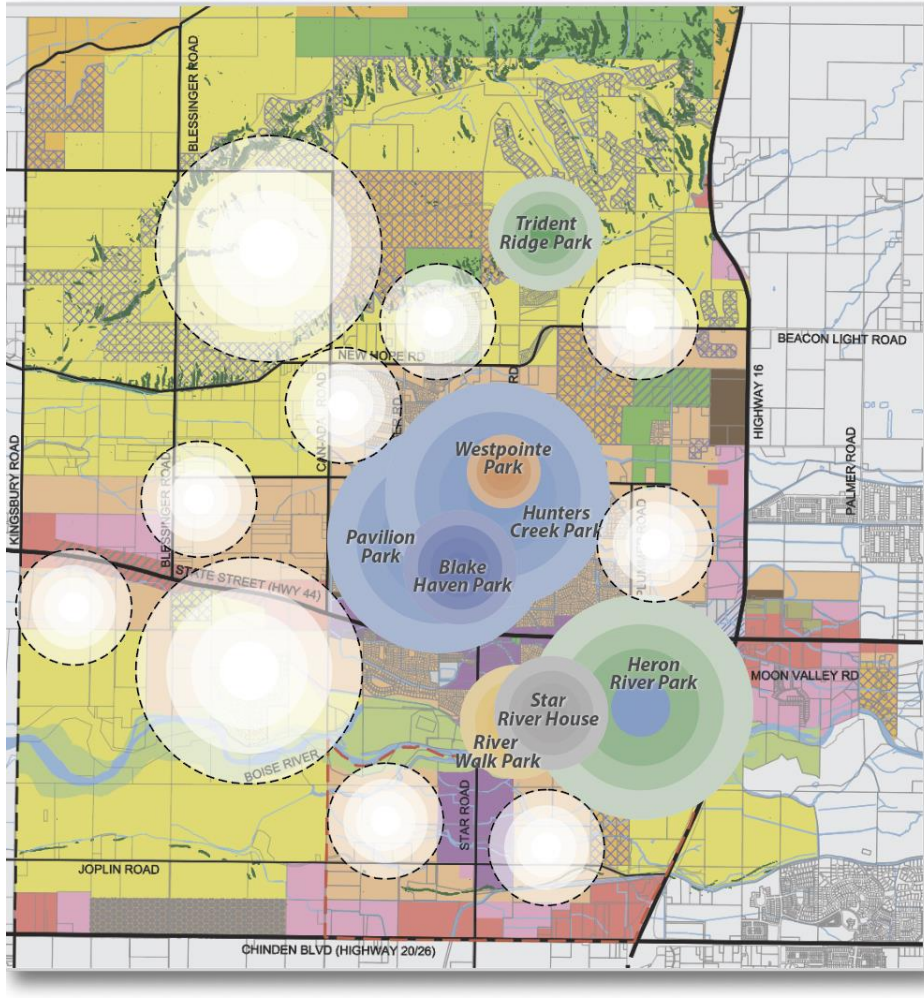
NRPA Park System LOS	Current Star Park System LOS	2040 Park System LOS
5	14.57	12.50

Formatted: Indent: Left: 0"





City of Star Future Parks Map



Formatted: Indent: Left: 0", First line: 0"





13.3 Goal:

~~The City of Star will develop and manage its park system and develop partnerships to acquire, enhance and protect a diverse system of parks, boulevards, parkways, golf courses, and recreational, cultural, historical, and open space areas for the enjoyment and enrichment of all citizens of Star.~~

Formatted: Font color: Red, Strikethrough

The City of Star will strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and enrichment by all citizens of Star.

Formatted: Indent: Left: 0"

13.4 Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- C. Involve volunteers and other support groups in coordinating and implementing recreational programming.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.





F. Encourage the preservation of existing trees and natural vegetation wherever practical.



Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, and scenic views.





13.5 Implementation Policies:

- A. ~~Develop a~~ Strategically plan and develop a community recreation center for the community, which could be accommodated in the Riverfront Center.
- B. Develop and create recreational programs ~~for all,~~ which meet the needs of different interests and age groups.
- C. Develop a Parks and Recreation Master Plan, ~~which will identify the number and type of parks, open space trails, pathways, and recreational needs, and include expected parks within the South of the River Subarea Plan.~~
- D. Acquire and develop a system of recreational areas including parks, pathways, trailways, greenbelts, open spaces, playgrounds and other recreational areas and programs.
- ~~E. Utilize National Park Standards Guidelines to determine the number and location of recreation facilities.~~
- ~~F. Encourage the development of a parks and recreational program which meet the needs of different interests and age levels of the citizens of Star.~~
- G. All facilities ~~should~~ shall comply with the American with Disabilities Act and/or have an accessible route.
- H. Develop a greenbelt along the Boise river and connect to the Greenbelt from Eagle Island State Park, through the Riverfront Center, to a future City of Middleton connection.
- I. Design parks that provide adequate green spaces and consider conservation of water in the design.
- J. Develop a tree ordinance.
- K. ~~Coordination between the city, West Ada Joint School District No 2, and Middleton School Districts should be encouraged for~~ Encourage coordination between the City and partner agencies for the best utilization of recreation facilities.

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

Formatted: Font color: Auto

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red, Strikethrough





- L. The city should establish a community forestry plan in accordance with the recreation open spaces component of this plan.
- M. Strategically located neighborhood interconnecting pathways should be open to the public.
- N. Incorporate a natural trail system along the south side of the Boise River that incorporates a mix of surface types (i.e. paved, boardwalks, and soft-surface systems that allow for a range of recreational use).
- O. Incorporate a wayfinding and interpretation system along the south side of the Boise River to educate on wildlife, wildlife habitat, Boise River hydrology, and cultural history of the area.
- P. Work with Pioneer, Nampa-Meridian, and Settlers Irrigation Districts to coordinate a regional pathway system along the Phyllis Canal.
- M-Q. Work with the Eureka Water Co. and property owners to coordinate a secondary pathway system throughout the South of the River Subarea.





Chapter 14 - Special Areas or Sites

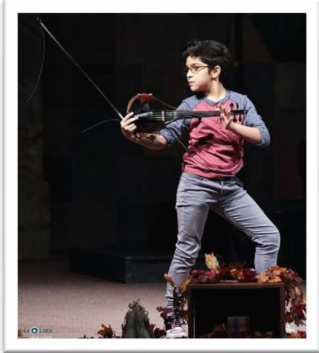
14.1 Idaho Code Regarding the Special Areas or Sites Component

Requires an analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

14.2 Background and Analysis

Cultural and historic sites identifies unique areas or sites for identification, conservation and/or protection. The Comprehensive Plan proposes to sustain those elements of the city’s heritage and culture, which contribute to the appeal of the city by both residents and visitors. A major task in preserving historic and cultural sites lies in identifying such sites.

Star has a number of buildings that may have some historic value. Three studies have been conducted to identify historic structures. A Star Historic District Feasibility Study was completed by Planmakers in 1991. The Star Historic District Reconnaissance Study was completed by Kate O’Brien Reed in August 1992. This study identifies structures in three categories; 1) Listed Properties; 2) Eligible Properties and; 3) Properties Eligible as part of a District.



Historic Structures in Star		
Listed Properties		
159	7575 Moon Valley Road	Queen Anne
Eligible Properties		
8	11223 State Street	National I House
144	2420 N. Munger Road	National
163	10174 State Street	Queen Anne type





Properties Eligible as Part of a District		
9	11287 State Street	National pyramidal
28	3251 Linder Rd.	National hall and parlor
53	147 Main Street	Prairie pyramidal
56	Main and 1st Street	National
61	174 Knox Street	National
62	84 Knox Street	Craftsman massed plan
63	83 Knox Street	Craftsman bungalow
87	11139 Frost Street	National gable front and wing
88	767 Star Rd.	Prairie four square
89	1050 Star Rd.	National side gable
128	7825 Star Rd.	National massed plan
129	7830 Star Rd.	Craftsman elements, side gable
142	Can-Ada Rd.	Hip on gable barn
147	3133 N. Wing Rd.	National gable front and wing
148	2963 Pollard Lane	National pyramidal
158	Rte. 1, Moon Valley Rd.	National
160	State Street	National Hip
165	10600 State Street	National side gable
167	10717 State Street	National T-plan
171	State Street	Queen Anne
238	South of Star	Canyon Canal Headworks
S2	10415 State Street	Front gable barn
S3	10769 State Street	Queen Anne type
S7	11103 1st Street	Craftsman
S12	11321 1st Street	National hall and parlor
S18	11152 State Street	Commercial
S19	11124 State Street	Craftsman
S27	211 Union Street	National T-plan

Source: Kate O'Brien Reed, Star Historic District Reconnaissance Study, August 1992





The second study was conducted by the Ada County Historic Preservation Council. This study identifies properties as: 1) Eligible; 2) Contributing; and 3) Listed. There are no historic maps to identify the location of historic structures in the City of Star. Some structures are mentioned in both reports, while many are listed in only one source. Looking at the physical structure, it seems some may be historic in nature and these buildings would enhance the historic integrity of the city and help make Star unique, but these structures should be officially designated as



historic. These structures once identified would maintain a sense of historic continuity and link the community to the past. Unless historically significant buildings that lend to the character of the City of Star are protected, they may be subject to insensitive restoration or demolition.

Historic Preservation Council Sites in Star				
Site #	Address	City	Status	Parcel
002	83 North Knox Street	Star	Eligible	R7073754310
008	North Main Street	Star	Contributing	R7073754785
014	North River Street	Star	Contributing	S0408336050
016	767 Star Road	Star	Contributing	R5481120650
019	11049 Front Street	Star	Eligible	R2941702235





025	11396 First Street	Star	Eligible	R8108000230
025	11396 First Street	Star	Eligible	R8108000230
029	11627 West State Street (Highway 44)	Star	Contributing	S0418121030
033	11070 West State Street (Highway 44)	Star	Contributing	R5579243490
035	2055 West State Street (Highway 44)	Star ACI	Eligible	S0418131204
036	12080 West State Street (Highway 44)	Star ACI	Eligible	S0407347000
037	2204 Munger Road	Star ACI	Contributing	S0406427800
038	2205 Munger Road	Star ACI	Contributing	S0406314810
039	2420 Munger Road	Star ACI	Eligible	S0406131500
040	2800 N Wing Road	Star ACI	Eligible	R8108100100
041	3133 N Wing Road	Star ACI	Contributing	S0405212400
043	2963 Pollard Road	Star ACI	Contributing	S0404223000
045	1050 North Star Road	Star ACI	Contributing	S0408233650
045	1050 North Star Road	Star ACI	Contributing	S0408233650
046	10643 West State Street (Highway 44)	Star ACI	Contributing	S0417212700
048	10600 West State Street (Highway 44)	Star ACI	Contributing	S0408347001
050	10287 West State Street (Highway 44)	Star ACI	Eligible	S0417120700
051	10174 West State Street (Highway 44)	Star ACI	Contributing	S0408438760
061	10717 West State Street (Highway 44)	Star	Eligible	S0417212550
063	7575 Moon Valley Road)	Star ACI	Listed	R5506000100





Additional historic architectural structures have been identified in the Historic Star Walking Tour, published by the Ada County Historic Preservation Council in 2001 and updated in 2005 for the Star Mule Days (now known as Hometown Celebration).

The first inhabitants of the Star area were Native Americans. The Bannock and Nez Perce tribes populated the land. Their way of life helped preserve much of the native beauty and wildlife still enjoyed today. White settlers, in search of new homes, made their way west on the Oregon Trail, which wound its way through the area. Early settlers inhabited the land surrounding the Boise River. The area is still home to many families of the early settlers.

The Star area possesses four non-residential sites deemed of historical significance in historical surveys. An interurban railway depot, a roadhouse/tavern, a grange hall, and a church offer elements worthy of historical preservation. These areas could easily become interpretive learning centers, community gathering places, parks, or other valuable assets to the community, while serving as a reminder of our history.

In addition, the predominantly residential and agricultural history of Star has resulted in several residential structures and outbuildings, which exemplify the Folk and Nation design of the late 19th or early 20th century. Many structures, which exhibit the working class roots of Star, such as the Gable, the Four Square, and the Craftsman styles, are candidates for historic preservation. In addition a small number of homes, which display the High Style, turn of the 20th century, architecture, warrant preservation consideration. A 1998 historical survey identified 64 residential structures that could contribute to a National Register of Historic Places in the Star area; 17 of these sites were eligible for listing on the National Register.

14.2.1 Archeological

In addition to the historical sites identified above, a religious revival meeting area known as the Quaker Revival Grounds are found in the Star area. The grounds exist in a park-like area. Remnants of the grounds indicate the area has potential archeological significance. Additional documentation and investigation may be required to ascertain the level of significance provided by this area.





14.2.2 Cultural Sites

Oregon Trail

One of the later branches of the Oregon Trail that crossed the river near Boise passed through what now is Star just south of present day Highway 44. Ezra Meeker, who spent his last years marking the course of the old Oregon Trail, visited Star



on May 5, 1906. Portions of this early Oregon Trail corridor became the Old Valley Road connecting Boise to Caldwell. In the spring, travelers had to take the alternate foothills road to keep from getting stuck in the mud bogs.

Starting in the 1860's, the stage from Boise City followed the Old Valley Road and arrived at Gray's Station east of Star, near the old Balm Mill, on what is now Moon Valley Road. Here the stage left the Valley Road and proceeded northwest through the sage brush to the willow creek stage Station, northwest of Star. The route continued on to the Payette Valley and eventually to Umatilla, Oregon and the Columbia River. Stage routes served the area through the 1880's when the lines with their big six horse coaches were abandoned with the coming of the railroad through the valley. This brought a decline to the area as the branch rail line came from Nampa to Boise bypassing star. Nevertheless, Star grew and boomed with the arrival of the Interurban in 1907.

In 1890, A. Fouch and his brother built the Star ferry south of Star at the Boise River. The crossing was located west of the present Star bridge. In 1904, the ferry was replaced by the Star bridge. In 1929, the state paved Valley Road and it was again expanded in 1964 with Highway 44 connecting to I-84 west of Middleton.





Boise & Interurban Railway



Rapid growth of Star came with the confidence of the Boise Interurban Railway. In 1907, W.E. Pierce completed the electric railroad which ran from Boise to Caldwell, via Eagle, Star, and Middleton, and back through Nampa and Meridian. The fare was 65 cents. The interurban also brought electricity to Star.

The Idaho Daily Statesman reported in 1907 that as a result of the completion of the Boise and Interurban line through Star, "this town has taken a wonderful activity and citizens here have awakened to the fact that Star is very liable to become a very important point before long. There's been a great deal of building of late and the population of the town has easily doubled since it was definitely known that the electric line would be built through here."

Completion of the Boise Interurban created radical growth with W.E. Pierce and Co. platting two new areas of land to the east of the original town site. These areas included Interurban Addition and the Pierce Addition. Lot sales, as reported in the Idaho Daily Statesman at that time, were brisk.

The handsome Star Interurban Depot with a freight office and passenger waiting room was built at Valley and Knox streets in 1907. The building was designed by Boise architects, Tourtellotte and Hummel. Nearby was the transformer house. At the time, the stage connected to Emmett. With the introduction of automobiles into the Treasure Valley, the Interurban was used less and less, eventually going out of business in 1928. The loss of this link to the valley meant a decline in activity for Star. The depot was moved to the east side of town in the 1950's.





14.3 Goal:

Recognize, conserve, and promote historic and cultural resources and to perpetuate their value and benefit to the community.

14.4 Objectives:

- A. Promote heritage awareness.
- B. Encourage and support plans and programs to conserve historic and cultural resources.
- C. Make a continuous effort to identify special areas, which enhance the historical, archeological, ecological, wildlife, and scenic significance of the City of Star.
- D. Cooperate with agencies and individuals whose efforts preserve or restore identified special areas.
- E. Prevent adverse impact on special areas as a result to future use of the area, including review of proposed development projects to determine impacts, if any, on any unique or special areas. Encourage assistance in developing processes to avoid or minimize negative impacts to the sites.
- F. Develop plans to participate in Boise River preservation activities.



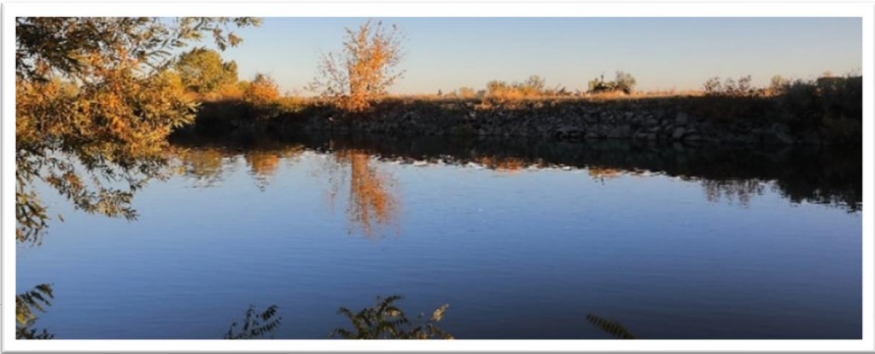
14.5 Implementation Policies:

- A. Encourage the development of existing, non-residential sites, identified as historic, into parks, museums, or other appropriate public uses.
- B. Discourage development or use of non-residential historical sites, which would destroy the unique aspects of the site.





- C. Encourage the maintenance and restoration of existing residential structures to provide for national historical registry including information regarding assistance in obtaining registry for identified historical residences.
- D. Encourage activities and events which preserve the heritage and historical significance of the Star area.
- E. Encourage awareness of the unique historic features of the area through public exhibitions and celebrations.
- F. Encourage the conservation and efficient management of all special areas and sites.
- G. Encourage and support the establishment of special zoning classifications or overlays as a means to help manage and preserve the qualities, resources and assets of special areas.
- H. Determine which historic properties report should be used to determine the historic structures in the City of Star.
- I. Determine which structures should be identified as Listed Properties, Eligible Properties, and Properties Eligible as part of a Historic District or designation.
- J. Explore cooperative efforts to include incentives for development to preserve the historical or cultural sites in the area.
- K. Support participation with the Ada County Historic Preservation Council, Idaho State Historical Certified Local Government Program for preservation of historic sites, structures, and places.





Chapter 15 - Housing

15.1 Idaho Code Regarding the Housing Component

Requires an analysis of housing conditions and needs, plans for improvement of housing standards, and plans for the provision of safe, sanitary, and adequate housing, including the provision for low cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

15.2 Background and Analysis

A significant percentage of the City of Star housing stock is owner occupied. Furthermore, the median home value is \$229,900 compared to \$219,900 in Ada County, \$144,000 in Canyon County, and \$193,500 in the U.S. on average. Average rents in the city are \$1,396 (per rentcafe.com).

There is limited vacancy rate for Star. Ada County has a 2.9% total rental housing vacancy rate as of 2017, whereas the ideal rate for healthy market conditions is 5%. The limited vacancy rate in Star suggests a demand for rental-type housing products. If demand is not met, rental prices for housing will steadily increase. The combination of high home and rental prices with low vacancies will make it difficult for employees in local businesses to live and work in the city. The issue of housing affordability will remain problematic unless addressed through a broadening of housing options within the city.

Housing Tenure, Value and Vacancy				
	Star City	Ada County	Canyon County	USA
Renter Occupied	19.2%	31.7%	32.4%	36.2%
Owner Occupied	80.8%	68.3%	67.6%	63.8%
Median Sales Price*	\$376,615	\$334,442	\$234,095	\$193,500
Overall Percent Vacant	2.9%	4.6%	5.4%	12.2%

Source: US Census 2017 American Community Survey, & *Boise Regional Realtors Feb 2019 Housing and Economic Report





Average Rents & Vacancy in Ada & Canyon Counties			
		Ada County	Canyon County
Vacancy		2.29%	1.36%
Average Rent		\$1,343	\$948
Multi-Family		\$959	\$828
	1 bedroom	\$738	\$668
	2 bedroom	\$1,037	\$780
	3 bedroom	\$1,103	\$1,035
Single Family		\$1,409	\$1,068
	2 bedroom	\$1,068	\$600
	3 bedroom	\$1,388	\$1,192
	4 bedroom	\$1,772	\$1,413
	5 bedroom	\$2,298	

Source: SW Idaho NARPM Report, 4th Qtr. 2018

Home ownership encourages personal pride and a bond with the local community. The provision of housing is closely related to the local economy. The lack of diverse housing can lead to diminished opportunity in life that would be unacceptable to the community.

The following table provides a view of housing building permits from 2005-2019:

BUILDING PERMIT COUNTS BY CITY CALENDAR October to September	
2005-2006	390
2006-2007	124
2007-2008	29
2008-2009	24
2009-2010	52
2010-2011	37
2011-2012	124
2012-2013	228
2013-2014	204
2014-2015	198
2015-2016	208
2016-2017	309
2017-2018	265
2018-2019	296
2019-2020	507





The City of Star’s planned Land Use Component of the Comprehensive Plan land use pattern will include diverse residential options. All housing units will be developed through the city ordinances and subdivision process. The city’s ordinances are designed, adopted, and updated to insure public safety and maintain the current livability of the City of Star. The ordinances should also allow flexibility for creative solutions. Code enforcement is an essential tool in establishing specific community standards. Adopted Ordinances will ensure ample provision of fire and police protection, as well as ease of installation and maintenance of utilities.

Subdivision regulations can be used to promote a community’s land development pattern that encourages preservation of open space, discourages strip development along roadways, encourages an interconnected street network and support an efficient provision of public services.



Cities may require the location of park sites and school districts may request school sites. Subdivisions may be surrounded with general shopping and/or commercial centers.

Planned Unit Developments (PUD’s) are a form of development that may include a mixture of housing types and non-residential uses in one unified site design. PUD’s may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and land uses.

PUD’s can encourage development that is creative in site design and a mix of uses by incorporating flexibility into the zoning and subdivision ordinances, with regard to use, setbacks and minimum lot sizes. PUD’s can help developers build projects that would otherwise fail to meet traditional zoning standards, while giving local governments valuable design oversight.





On housing, first, keep in mind that “affordable housing,” as a concept, is frequently misunderstood, shrouded in many of the same misconceptions as other social policies aimed at helping low income and vulnerable populations, when it is really just a definition that sets a generally accepted limit on how much a household should spend on housing costs, including utilities, for it to be affordable. Essentially, housing expenses shouldn't be more than 30% of what you earn, leaving 70% of your income for food, clothing, transportation and other necessities. If you spend more than 30% of your income on housing expenses, you are considered "overburdened".

Why 30%? It's a standard that the government has been using since 1981: those who spend more than 30 percent of their income on housing have historically been said to be "cost burdened." Those who spend 50 percent or more are considered "severely cost burdened." However, those rules have changed slightly, and you will find several different scenarios out there:

Affordable housing is not a “type” of housing.

AFFORDABLE HOUSING: Affordable housing (either renting or home-ownership) is defined as the amount an average household can afford, based on 30% of their total income. In the United States, the term affordable housing is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is.

WORKFORCE HOUSING: Workforce housing refers to housing that is affordable to working households that do not qualify for publicly subsidized housing, yet cannot afford current market rate housing in their community.

SUBSIDIZED HOUSING: Government sponsored housing which provides economic assistance through subsidies. Subsidies include direct housing subsidies, non-profit housing, public housing, rent supplements, and some forms of cooperative and private sector housing. Types of subsidized housing include Section 8 voucher programs and public housing. All subsidized housing is based on verification of low income.





The data provides shows that 29% of the City of Star residents that own a home pay 30% or more of their income for housing, while over 30% of City of Star households pay more than 30% for rental housing units.

One way to provide for diversity and affordability in housing is to engage in regional planning and cooperative agreements. In order to serve the local population, it is important to look at housing needs, especially those residents of low to moderate income, on a broad scale to ensure that a wide array of housing options are available throughout a municipality. Planning is a way to address the potential costs to localities of providing affordable housing and to work toward equitable distribution of the costs of providing necessary services to the residents of a community.

Manufactured housing can be one source for affordable housing in a community. During a development public hearing, some testified that they would not have any concerns regarding the proposed development if the subject development would only have "stick built" housing, in other words: no manufactured housing units.

Idaho Code 67-6502 states the purpose of the Local Planning Act. It states the purpose of this act "shall be to promote the health, safety, and general welfare of the people of the State of Idaho as follows:

(a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks."

Idaho Code 67-6509B states that a city or a county shall not adopt or enforce zoning, community development, or subdivision ordinance provisions which disallow the plans and specifications of a manufactured housing community solely because the housing within the community will be manufactured housing. Applications for development of manufactured home communities shall be treated the same as those for site-built homes. "Manufactured housing community" means any site, lot or tract of land upon which ten (10) or more manufactured homes may be sited. The manufactured housing community may feature either fee simple land sales or land leased or rented by the homeowner.

The city considers manufactured homes that meet certain construction and siting criteria as allowed by the state, to be the same as a single stick built family home and allowed in all areas where single-family housing is allowed.





There is one established manufactured home park with 19 homes within the city. Morning Star Mobile Manor has individually owned units. In addition, there are a few single mobile homes scattered throughout the community, mostly within the city core.

In recent years, new design techniques and tools have been developed to address the issue of adding density to neighborhoods composed of single family homes. These techniques strive to maintain the character of a neighborhood while using land efficiently and keeping housing affordable. Communities can enact laws that promote these new housing forms. For instance, owners of existing houses can be encouraged to add a second living space, but only permit a single front entrance to help maintain the appearance of a single family dwelling.

Another strategy for increasing density is to allow accessory apartments, or "granny flats," which can be either attached or detached from the primary residential unit on a single-family plot. Not only does this technique increase housing options, but it potentially makes it more affordable for homeowners to live there, as rental income can serve as a source of supplementary income. The city is to incorporate 67-6508 (I) guidance into land use decisions.

15.3 Goals

Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.

15.4 Objectives

- A. Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.
- B. Housing should be affordable and appealing to all residents, regardless of their income or whether they rent or own their homes.
- C. Housing will be in compliance with local building codes.





- D. Encourage and maintain pride of homeownership
- E. Preserve existing housing stock
- F. Preserve/maintain existing rural housing/development in the increasing urban environment.
- G. Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.
- H. Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety.
- I. Encourage the development of housing for all income groups.

15.5 Implementation Policies

- A. Provide housing for seniors either in existing neighborhoods and/or senior housing projects.
- B. Support the development of multi-family housing as a transition between single-family housing and adjacent commercial and limited office districts.
- C. Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.
- D. Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.
- E. Encourage infill housing development to reduce urban sprawl.
- F. Encourage the development of a wider variety of housing types.





G. Adopt rehabilitation building codes to regulate the renovation of existing structures.

G.H. Support the development of mixed-use and high-density housing within and adjacent to the Riverfront Center and in support of commercial development in the Center.





Chapter 16 - **Community Design**

16.1 Idaho Code Regarding the Community Design Component

Requires an analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

16.2 Background and Analysis

Community design is used to describe the image and character of a city's natural and built environment. There are two distinct perspectives to the character of community design. Community design encompasses all of the physical elements that make up the city and its natural settings. On this scale community design deals with the visual qualities of the city as a whole, as well as its relationship to the surrounding countryside. Building design, such as height of structures and the type of exterior materials, public and private spaces, such as greenbelts, open spaces, trails and pathways, landscaping such as type and locations of landscaping and the control of noxious weeds, public access, location of sidewalks, and protecting historic structures and public art are some of the issues considered as visual qualities of the city.

One of the greatest concerns of a city is how the pieces of the urban environment fit together. The community design element addresses the "fit" and compatibility of development with the content of its surrounding environment both visually and functionally. The community design element is meant to be a guide in the discussion of such issues as height, bulk, landscape, signage, lighting, points of access, and architectural elements.

Communities should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other. Transit development should be planned so that as many activities as possible are located within easy walking distance of transit stops. The location and character of the community should be consistent with a larger transit network. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.





16.2.1 Building Design

The overall size and shape of a new building(s) can have a huge impact on the surrounding neighborhood and on how a development is perceived by the community where it is located. The height of a new building is extremely important—too high and it can overwhelm neighbors; too low and it can create a gap in the physical "fabric" of a neighborhood. The overall scale and massing of a new building should also try to match that of the surrounding neighborhood. The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof. Creating a building whose size and shape generally complement the size and shape of surrounding buildings will go a long way toward making a new development acceptable to its neighbors. At the same time it will reinforce the perception among residents that their housing is "just like everyone else's."

16.2.2 Private Open Space

Private open space (individual outdoor areas where residents can enjoy sun and sky in relative privacy) is essential to quality of life for all of us. An affordable housing development should provide private outdoor space for all dwelling units. Patios, porches, decks, balconies, and yards should also be of adequate size with easy access from each dwelling unit. Fencing should be considered wherever possible to provide added privacy and to indicate clear boundaries. Special care should be taken when designing balconies to successfully balance the need for light and view with safety considerations. Outdoor storage is often overlooked, yet it can be critical in making private open space work for residents—even a small amount can go a long way. Well designed, adequately sized private open space will improve the quality of any affordable housing development and should





be considered a necessity rather than an amenity.

16.2.3 Public Open Space

Public open space, defined as shared outdoor areas intended for use by all residents, should be as thoughtfully designed as any other "space" in a development. It is helpful to think of open spaces as outdoor rooms and to design and furnish them with the same care you would any room in your home. Such rooms should be easy to access from any dwelling unit in a development. And they should have clear boundaries so that residents and visitors understand what is public and what is private. Surveillance is also important; as many units as possible should have visual access to open spaces, especially play areas. Finally, public open areas should be designed for use at night as well as during the day. Well-designed nighttime lighting will help ensure that

public spaces are attractive and safe after sundown. Sensitively designed public open space can turn a good development into a great one, providing a lasting amenity for residents and neighbors alike.



A neighborhood is a geographically localized community located within a larger city. Traditionally a neighborhood is small enough that the neighbors are all able to know each other, however in practice, neighbors may not know one another very well at all. In order to manage future growth, the neighborhood structure can be used to determine the need for parks, sidewalks, school locations, and other community amenities.





16.2.4 Landscaping

Landscaping, too often treated as a secondary consideration or eliminated altogether due to cost constraints, is, in fact, a critical component of any successful development project and should be considered an essential part of the design process. A rich variety of plantings should be provided and they should be selected so that they are appropriate for their intended use. Paved areas are necessary and should be designed as part of the landscape. Edges between paved and planted areas should be designed so the two realms work well individually and together. Paths and Outdoor seating should fit the overall landscape plan and take into account how and when residents will use them. As always the more storage (in this case for landscape maintenance equipment and materials) the better.

Landscaping can make or break a project. Done well, it complements and enhances a development and its neighborhood. Done poorly—or not at all—and the quality of a development is diminished, no matter how well the buildings are designed.

16.2.5 Community Design for Residential, Multi-Family, and Commercial

Avoid creating a building that looks strange or out of place in its neighborhood. Consider providing as much visual and architectural complexity as possible to the building's appearance while maintaining a hierarchy of scale and a unified overall form. Consider breaking a large building into smaller units or clusters. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies and other façade elements. Consider using landscape elements to add variety and differentiate units from each other.

Maximize window number and size (within budget constraints) to enhance views and make spaces feel larger and lighter. Use standard size windows, and consider varying where and how they are used. Consider ways to screen and physically separate ground floor windows from walkways—through screens or plantings—to provide privacy.





16.2.6 Commercial Development

Use appropriate building scale. Buildings should not dominate the site. Locate new buildings so they are compatible with the siting and massing of existing adjacent buildings and site development. Considerations should include setbacks, building heights, parking, arrangements and building shape, and massing. Locate building entries so they are easily identifiable from site entries and provide secondary entrances that are easily accessible and convenient to parking and delivery areas that serve buildings without being dominate. In siting, orienting and developing new buildings and facilities, protect and enhance existing views and provide view corridors.

Commercial Design Guidelines Issues:

Richness of surfaces and texture

Use of durable, low maintenance materials

Significant wall articulation (insets, canopies, wing-walls, trellises, porches, balconies).

Pitched roofs and shed roofs

Roof overhangs

Traditional window rhythm

Articulated mass and scale

Significant landscape and hardscape elements

Landscaped and screened parking

Comprehensive and appealing monument signs

Clear visibility of entrances and retail signage

Clustering of buildings to provide pedestrian courtyards and common areas.

Step-down of building scale along pedestrian routes and building entrances.





16.2.7 Central Business District

The Downtown or Central Business District (CBD) is the heart of any community. As the downtown grows, so does the city. Star Downtown has the potential to strengthen its market share of the valley. Star needs to create a compacted city center that functions well commercially and possesses a strong identity through its numerous historic buildings. Access to the downtown from Highway 44 is excellent but will overburden the central business district if pass through traffic is not encouraged to go around the downtown. Additional strengths of the downtown include easy access to buildings, adequate parking for the current population, and decorative street lights that help identify the district. An excellent opportunity exists to turn downtown Star into a viable and appealing shopping, civic, residential, and entertainment area.

16.2.8 Revitalize Historic Buildings in the Downtown Core

The downtown contains a number of buildings and facades worthy of preservation and continued use. Since many of these structures have been unsympathetically remodeled, they could be rehabilitated to recapture the warmth and beauty they once had. In the 1950's, many owners of downtown buildings across the nation wanted to modernize their buildings. To do this, many owners placed false facades on their buildings. In the 1980's and 1990's these false facades were removed and, underneath the original structure, were left, often in good condition. Many buildings like this can be restored. Making old buildings more functional and keeping their historical significance is very important to a community, even though new buildings can be designed to emulate historic structures. There are various options available to meet this task. Some include historic preservation tax credits for buildings as well as facades. One can also contact the Idaho State Library and review their historic photos to see the historic features of the structure. The State of Idaho Historical Preservation Office is an agency which could assist.





16.2.9 Urban Renewal District

The purpose of the Urban Renewal Agency (URA) is to promote economic development opportunities and remedy blighted areas within their defined boundaries. Idaho code allows URA’s to use tax increment financing, to engineer, create, and/or redevelop infrastructure. Star may eventually consider a URA to help remedy worn down areas within the city’s core.

16.2.10 Civic Center

Public buildings, such as the city library, Senior Citizen Center, City Hall, and other public spaces bring the public downtown. In addition, having an established retail center provides opportunities to strengthen the city center. The City of Star is lacking a civic center, focal point or gathering place. It is important that the city develop a plan to establish gathering places, like a clock tower, fountain, gazebo, public plazas or other amenities that create a sense of place. This Civic Center area could be accommodated within the Riverfront Center on Star Road and the south edge of the Boise River. This Civic Center area could accommodate all of the above, and consolidate City services, while also providing outdoor civic and gathering space within the floodplain and floodway of the Boise River. This allows the Center to capitalize on the Boise River and its character, connect north (through a pedestrian bridge) to Main Street, the Riverwalk Park, and the River House, and serve as a catalyst for commercial development within the Riverfront Center.



Shining Bright into the Future - 2040 and Beyond | 177





16.2.11 Public Art/Mural

The development of public art or murals will give the community the opportunity to create displays which depict scenes or events of natural, social, cultural or historic significance. These graphic displays could provide a means to unite the community. Cultural diversity of the city can be promoted by using murals and other forms of public art to encourage community togetherness, social interaction, and community programs.

16.2.12 Gateways

Gateway corridors are arterial roadways entering the community that introduce both visitors and residents to Star. City entries include Highway 44 (State Street), Highway 20/26 (Chinden Boulevard), Highway 16, Star Road, Can-Ada, Purple Sage and Beacon Light. These entrances would be enhanced by providing the planting of trees, street lights, landscaping, uniform commercial signage, establishing building character through design and location and placing new structures close to the sidewalk in the new urbanism style. These changes would provide the first, and oftentimes the most lasting, impression of the entire community. As part of this gateway plan, the city should consider developing and placing "Welcome to Star" signs at entryways to the city at all appropriate locations.

16.2.13 Landscape Plan/Ordinance

The city has a significant number of tall evergreen and deciduous trees. Many of these trees are more than 60 years old, suggesting that early residents planned for an oasis of greenery throughout the city. To continue as well as expand this process, the city needs to develop a landscape and tree ordinance to guide the future development of landscaping amenities. The landscape ordinance will guide the placement of plant materials on each future commercial and residential development throughout the city. This distinctive natural feature should be maintained through a tree planting program.





16.2.14 Public Sidewalk/Sidewalk Improvement

The City of Star has some established sidewalks. The city should focus on creating more sidewalks in areas that are residential that do not already have sidewalk access. They should also concentrate efforts on making the existing sidewalks more appealing in the style of new urbanism.

16.2.15 Community Festivals

A festival is described as a time or day of feasting, celebration or performances. A festival or festivals can bring unity to a community. Farmers markets, county fairs, and other festivals and events can draw people together of very diverse backgrounds. Civic organizations and businesses should sponsor annual community festivals or events to bring the growing community closer together. The city should continue to have its annual festival "Hometown Celebration" and consider other festivals and a farmers market.

16.2.16 Boise River/Greenbelt

The Boise River runs from end to end of the city. The river is an important asset and should be utilized to create an aesthetically appealing environment for citizens and tourists to enjoy. The river also provides opportunities for recreational activities such as river rafting, hiking, and fishing. Hiking is an activity that almost everyone can enjoy regardless of fitness level. Star should consider creating a greenbelt along the river similar to the one in Boise. River





rafting provides an opportunity for locals and tourists alike to view the local flora and fauna. Fishing from the mouth of the Boise River upstream to Star, low summer flows and poor water quality limit fishery production. This section of river supports a fair fishery for largemouth bass, smallmouth bass, and channel catfish. From Star upstream to Lucky Peak Dam, the river changes from warm water to a cold water fishery. Mountain whitefish make up the bulk of the game fish biomass, with hatchery-reared rainbow trout, wild rainbow trout, and fingerling brown trout plants supporting the bulk of the fishing pressure.

16.2.17 Signage

Signage is important to the success of most businesses. There are various types of signs, such as monument, pole, lighted, animated, temporary, special event signs among others. The location of each new sign, height, and design can be based upon previously approved signage. Animated signs may be distracting to vehicle traffic which becomes a safety issue. The city code and the City Council will determine what types of signage are appropriate for the City of Star.

16.2.18 Dark Skies

The concept of dark skies is based upon light pollution, which is produced by city residents. The concern is the adverse effect of artificial light including sky glow, glare, light trespass, decreased visibility at night and energy waste. Some cities have adopted Dark Skies Ordinances to reduce the amount of light and the number of lumens that exterior lighting produces.

16.3 Goal

Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.





16.4 Objectives

- A. The integration of historic structures should be encouraged within new developments.
- B. The city should set forth criteria for building design, landscaping, signage, and other aesthetic standards.
- C. Public and private facilities should be accessible to those with disabilities.
- D. Encourage the development of an aesthetically pleasing community.
- E. Work with traffic engineers to determine impacts on building and street locations.
- F. Adopt a dark skies ordinance.
- G. Adopt an Architectural Overlay District for the CBD.

16.5 Implementation Policies

- A. Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.
- B. Develop buffer areas to separate incompatible land uses.
- C. Develop a landscape ordinance for the city
- D. Establish an urban forestry plan.
- E. Parking: determine placement, numbers, and impacts of parking to the development of the project area and provide direction regarding modifications to existing ordinances.
- F. Develop guidelines for development adjacent to larger lots.





- G. Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- H. New residential, commercial and industrial development are required to meet minimum design standards as specified by city ordinances.
- I. Review the existing landscape ordinance, assess current impacts, and determine if any modifications need to be made in the ordinance to meet any needs.
- J. Determine if certain criteria need to be established to manage the maximum size of a building and its location on the lot.
- K. Development should satisfy community design standards.
- L. Update the City of Star's Subdivision Ordinance.

M. Update sign ordinance.

M.N. Refer to Chapter 21 – South of the River Subarea Plan for character guidance on development within that area.

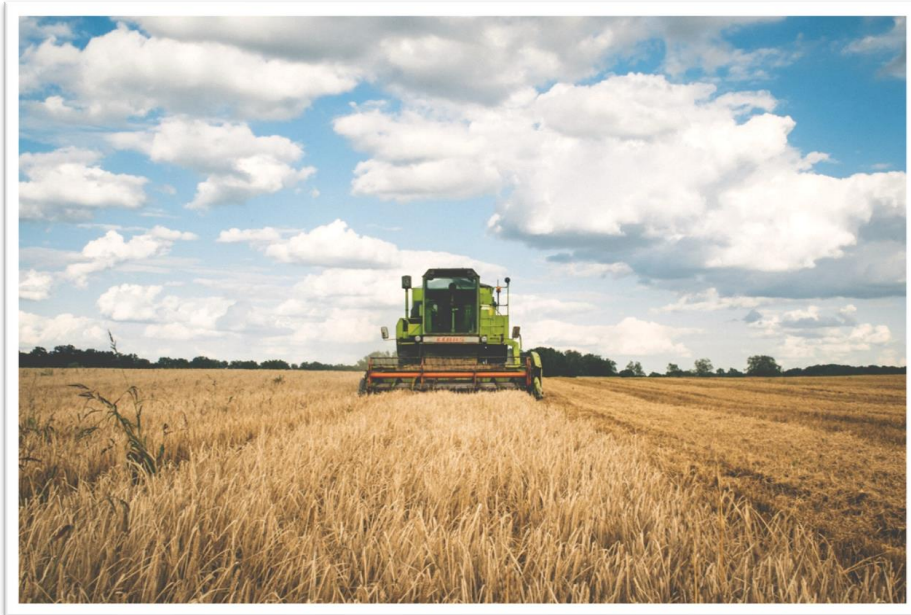




Chapter 17 – Agriculture

17.1 Idaho Code Regarding the Agriculture Component

Requires an analysis of the agricultural base of the area including agricultural lands, farming activities, farming related businesses, and the role of agriculture and agricultural uses in the community.



17.2 Background and Analysis

The once agriculture dominated community has slowly been transformed into a community where suburban and rural land uses coexist. As our rural community continues to grow, we begin to take on characteristics of an urban area. Farmable land is purchased, subdivided and developed. In many cases conflict begins with the traditional rural agricultural community, whereby the new residents complain about agricultural sounds after midnight, rural smells,





aerial spraying and other seemingly public nuisances. As more homes are built, traffic and speeds increase. New residents demand that the roadways be improved to meet the need. Agricultural vehicles try to maneuver the road system, while new residents have issues with the farm equipment moving too slowly for the current traffic and speeds. They believe that farmers should use some other road system. As more homes are being developed, the remaining farming community feels pinned in and soon they decide that they are not able to continue to farm because of the encroachment. Those that remain want to see "right to farm" legislation enacted and begin to feel resentment because they are not able to use their properties as they once did where they ride horses, raise livestock and crops and conduct other agricultural activities.

The city acknowledges Idaho's Right to Farm Act, and the need to protect the role of agriculture in Star, with the understanding that the area within its Comprehensive Plan is transitioning to urban development. Existing conditions are such that current Agricultural uses will be protected with Idaho's Right to Farm Act and that the trend is for agricultural uses to be transitioning to urban development within the city's Comprehensive Plan boundary. Compatibility of land uses are to be assured through development proposals. The goals and objectives, or desirable future situations for the Agricultural uses within the city are to protect such uses but to allow development to replace agricultural uses as the city grows.

17.3 Goal

Acknowledge and support the role of agriculture in Star, understanding that agricultural lands annexed into the city limits are mostly planned for urban uses.

17.4 Objectives

- Support and encourage the agricultural use of agricultural lands.
- Protect agricultural lands from incompatible development.





17.5 Implementation Policies

- A. Develop and implement standards and procedures to ensure that development planned for agricultural land is compatible with other agricultural uses in the area.
- B. Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.
- C. Development is not to be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.





Chapter 18 – Implementation

18.1 Idaho Code Regarding the Implementation Component

Requires an analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

18.2 Background and Analysis

Implementation is the phase of the planning process in which the goals, objectives, and policies that are presented in this Comprehensive Plan are implemented. There are several important planning tools which help implement this Comprehensive Plan such as Zoning and Subdivision Ordinances, the Zoning Map, and review of new development proposals. The following Implementation Policies are in addition to the Implementation Policies within other chapters of this plan.



18.3 Goal

The Star Comprehensive Plan and related ordinances are to be working documents used by citizens and city leaders to shape the future of Star.





18.4 Implementation Policies:

- A. Update the Zoning and Subdivision Ordinances to be in conformance with the adopted Comprehensive Plan.
- B. Community involvement is very important and the public should be aware and involved in the city’s planning decisions.
- C. The City Council is responsible to review the status of the implementation actions and critique the relevance of the Comprehensive Plan, including proposing any amendments on an as needed basis.
- D. Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas or preserve natural sites. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through the on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision.
- E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.



Shining Bright into the Future - 2040 and Beyond | 187





- F. A Planned Unit Development Ordinance (PUD) is one of many devices used to implement a Comprehensive Plan. A developer of a PUD may be allowed variations in development requirements, if it is in the city's interest to encourage such a development. PUD regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility and variety in type, design, and layout of sites and buildings. PUD regulations also encourage the conservation and more efficient use of open spaces and other natural environmental features which enhance the quality of life.
- G. Require any person applying for a Comprehensive Plan amendment to submit a justification letter for the amendment which is to include:
- a. A specific description of the change being requested.
 - b. Specific information on any property(s) involved.
 - c. A description of the condition or situation which warrants a change being made in the plan.
 - d. A description of the public benefit(s) that would occur from such a change in the plan and an explanation of why the public would need any such benefit(s).
 - e. An explanation of why no other solutions to the condition or situation, which warrants a change in the plan, are possible or reasonable under the current policies of the plan.
 - f. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
 - g. A proposed development plan for any land involved if a specific development is planned at the time the request for the amendment is being made.





- h. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.
- i. If the amendment will impact more individuals than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.
- j. Any other data and information required by the city for their evaluation of the request.





Chapter 19 - National Interest Electric Transmission Corridors

19.1 Idaho Code Regarding the National Interest Electric Transmission Corridors Component

Requires that, after notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States Department of Energy's

most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" mean lines with a capacity of one hundred and fifteen thousand (115,000) volts or more, supported by structures of forty (40) feet or



more in height.

19.2 Background and Analysis

The U.S. Department of Energy's 2009 "National Electric Transmission Congestion Study" does not designate any national interest electric transmission corridors within the Star city limits. There are however existing high voltage transmission lines with a capacity of 115,000 volts or more supported by structures of forty (40) feet or more in height within the Star city limits.





Chapter 20 - Public Airport Facilities

20.1 Idaho Code Regarding the Public Airport Facilities Component

Requires an analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

20.2 Background and Analysis

There is no public airport within the Star corporate boundaries. The nearest commercial, freight, and corporate airport is Boise Municipal Airport which is approximately 25 miles east of the City of Star. Other freight and corporate airports are in the cities Nampa and Caldwell, which are 9 and 12 miles to the west. There is no public airport planned within the Star Comprehensive Planning area and none is desired but there is a small private airport to the west of Star. There is a private airport located between Blessinger Road and Can-Ada Road south of Purple Sage.





Chapter 21 – South of the River Subarea Plan

21.1 South of the River Subarea Plan

Refer to the South of the River Subarea Plan document.





Glossary

Where conflicts exist between a definition herein and a definition within the uniform Development Code, the Uniform Development Code definition is to apply.

Accommodate - The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

Affordable Housing - A general rule for determining housing affordability is that the sum total annual rent and other housing payments (including utilities) should not exceed 30% of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner; that is, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26-28% of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36% of the homeowner's income.

Agricultural Land - Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, or livestock and land that has long-term commercial significance for agricultural production.

Annexation - The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Bikeway - A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

Buffer - An area designed to provide attractive space or distance, obstruct undesirable views or generally reduce the impact of adjacent development.

Capital Improvement Program (CIP) - A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

Central Business District (CBD) - The major shopping center within a city usually containing, in addition to retail uses, governmental offices, service





uses, professional, cultural, recreational and entertainment establishments and uses, residences, hotels and motels, appropriate industrial activities, and transportation facilities. This area is located within the downtown area of the city.

Circulation - Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Commercial - The distribution, sale, or rental of goods and the provision of other services.

Community - Used interchangeably to speak of the total planning area (versus the city or urban fringe) or an attitude such as "... a sense of community..." which implies a common identification on an issue by a group of citizens.

Community Parks - Community parks are large and intended to provide facilities of general community interest. These parks should provide for active and passive recreation for all ages and for family and organized recreation. They should be centrally located and readily accessible with approximately 3.5 acres per 1,000 people.

Compatible Design - The visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or severe differences are avoided.

Comprehensive Plan - A general policy statement of the city, including a general land use map which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Statue (§67-6508).

Community Character - The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto or pedestrian oriented), and the scale and quantity of signage.





Community of Place – A dynamic, diverse, compact and efficient center that has evolved and maintained at a human scale, with an easily accessible central core of commercial and community services, residential units and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation.

Density – The overall average number of dwelling units located on the gross overall or gross new residential acreage (as applicable in case of mixed-use developments) contained within the development and calculated on a per-acre basis. Density is to be calculated by rounding to the nearest whole number with x.5 being rounded up.

Density (Gross) – Calculated by dividing the total number of units by the total acreage.

Density (Net) – Calculated by dividing the total number of units by the total acreage minus all publicly dedicated land.

Design Standards – The standards that set forth specific improvement requirements.

Development - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, or creating or terminating a right of access.

Development Agreement - The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

Diversity/Difference - Diversity implies the mixture of land use and/or densities within a given area.

Duplex - A building containing two single-family dwelling units separated from each other by an unpierced wall extending from basement to roof.

Dwelling - A building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multi-family dwellings.

Dwelling, multi-family - A dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity or sorority houses, and similar group accommodations.





Dwelling, single-family - A building designed exclusively for occupancy by one (1) family, but not including mobile homes, otherwise provided herein.

Dwelling, single-family attached - A residential building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

Dwelling, single-family detached - A single-family dwelling which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

Dwelling, two-family - A building occupied by two (2) families living independently of each other.

Dwelling unit - One (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking, and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Easement - A right to land generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation or particular persons for specified uses.

Economic Base - The production, distribution and consumption of goods and services within a planning area.

Comment: Economic base, as used in planning, is commonly thought of as the sum of all activities that result in incomes for the area's inhabitants. The definition, however, is significantly broad to include all geographic and functional elements, which may have an impact on the planning area, although not physically part of the area.

Economic Development - The addition of new economic activity.

Environmental Protection Agency (EPA) - EPA is the federal source agency of air and water quality control regulations affecting a community.

Established Areas - An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period.





Generally, all developed areas within the city limits, which are considered to be established at this point in the planning process.

Exurban - Exurbia or the "exurbs" are a type of spatial pattern of settlement that differ from their suburban counterparts. Exurbs are located at greater distances from urban centers than suburban developments and are comprised of a different mix of land uses and population. Active farms are interspersed with different ages and types of very low-density residential development, including roadside houses, new housing subdivisions, exclusive estates, and mobile homes. In addition, exurbia contains small, rural towns as well as newer edge-of-town retail, commercial, and industrial development. Exurbs are areas that are in transition from their traditional rural setting to something more urban. They are often transformed into suburbs or edge cities within a 20-30 year period.

Farm Animals - Animals commonly raised or kept in an agricultural, rather than an urban, environment, including but not limited to, chickens, pigs, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules.

Floodplain - Lands which are within the floodway and the floodway fringe.

Floodway - The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Flood, 100 Year - A flood with a 1% chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

Freeway - A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is strictly controlled and intersection grade separations are required.

Goals - Goals usually are stated in broad terms to reflect community wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel—not a location to reach.

Greenway/Greenbelt - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.





Group Home - A small homelike facility staffed by qualified professionals and designed to fit into the neighborhood. The purpose of the facility is to provide living quarters and services for people having a particular disability.

Hillside Developable Area - Where, after grading, the slope of land planned for development is 10% or greater.

Home Occupation - An Occupation carried on in a dwelling unit by the resident thereof, provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

Housing Units - Where a person lives/dwell.

Incompatible Land Uses - The location of more intensive land uses adjacent to less intensive land uses where negative impacts on property rights would result.

Impact - The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

Impact Fees - A fee levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

Implementation (policies) strategies - Specific statements that guide actions, imply clear commitment and express the manner in which future actions should be taken. They are however, flexible rules that can adapt to different situations and circumstances.

Infill Development - See Odd-Lot Development.

Infrastructure - Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

Land Development Regulations - Generally, all ordinances and other tools (policies) used by the city/county to manage land use.

Land Trust - A nonprofit organization whose primary purpose is the preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges,





watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

Land Use - A description of how land is occupied or utilized.

Land Use Map - A map showing location extent and intensity of development of land to be used for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Livability - Those aspects of the community, perceived by residents, which make the community a nice place to live.

Long Range - Usually refers to a time span of more than five years.

Maintain - Support, keep, or continue in an existing state or condition without decline.

Manufactured Home - A double wide structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

Master Plan - A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

Master Planned Community - Planned, balanced, self-contained communities which include a mixture of residential, commercial, retail, office, and civic development and services.

Mixed Use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home - A single wide structure which is constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, intended for human occupancy, which was constructed between January 1, 1962 and June 15, 1976.

Multi-Use Building - A building containing two or more distinct uses.





Natural Hazard - A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Neighborhood - A local area whose residents are generally conscious of its existence as an entity. In planning literature, a "neighborhood unit" is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches, and shopping are within walking distance of each residence. Heavy traffic is to be routed around the neighborhood—not through it.

Neighborhood Parks - A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately 2 acres per 1,000 residents.

New Urbanism - An urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods containing a wide range of housing and job types.

Objectives - Statement that defines the meaning of the goal; describes how to accomplish the goal and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

Odd-Lot Development - The development of new housing or other buildings on scattered vacant sites in a built-up area.

Pedestrian Walkway (Sidewalk) - A secured path for walking.

Planning Reference Date - The period of time between 2019 and the year 2040 used for development projections.

Planned Unit Development (PUD) - A project of a single owner or a group of owners acting jointly, involving a related group of residences, businesses, or industries, and associated uses. Planned as a single entity, the project is subject to development and regulations as one (1) land-use unit rather than as an aggregation of individual buildings located on separate lots. The planned unit development includes usable, functional open space for the mutual benefit of the entire tract, and is designed to provide variety and diversity through the variation of normal zoning and subdivision standards so that maximum





long-range benefits can be gained, and the unique features of the development or site preserved and enhanced, while still being in harmony with the surrounding neighborhood. Approval of a planned unit development does not eliminate the requirements of subdividing and recording a plat.

Policy - A decision making guideline for actions to be taken in achieving goals. The policy is the official position of the city related to a given land use issue. Policies guide actions in recurring situations.

Public Land - Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare, and other needs of society.

Public Participation -The active and meaningful involvement of the public in the development of the comprehensive plan and approvals of development applications.

Public Facility and Utilities - Refers to key facilities, types, and levels of the following: fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, energy, and other services deemed necessary by the community for the enjoyment of urban life.

Quality of Life - Those aspects of the economic, social, and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, and public services.

Residential Area - A given area of the community in which the predominant character is residential. Uses which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

Review - An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the city may involve public hearings, formal approval or denial of development proposals, etc., as provided for in city ordinances.

Ridgeline Development - Ridgeline development means a development on the crest of a hill that has the potential to create a silhouette or other





substantially adverse impact when viewed from a common public viewing area.

Right-of-Way (ROW) - The lines that form the boundaries of a right-of-way.

Rural Land and Character - The acknowledgment of the role of agriculture and the responsibility of those who use the land for that purpose. Rural areas include the mixture of agricultural uses, green fields, open spaces, range land, forest, high desert, and other rural land characteristics with minimum residential development, unless it's associated with agricultural land use. County land use ordinances, such as subdivision, planned unit developments, and planned communities, may not threaten rural character; however, ordinances should take in account these attributes. To minimize the impacts to rural character, buffer zones, open space or better landscaping guidelines should be considered.

Scenic Byway Program - Roadways that provide an enjoyable and relaxing experience or that offer cultural or historical enrichment to travelers are legislatively designated as part of a Scenic Byway System. Scenic byways are typically secondary roads having significant cultural, historic, scenic, geological, or natural features. They often include vistas, rest areas, and interpretive sites in harmony with the scenic characteristics of the road. The Federal-Aid Highway Program includes limited funding for such statewide systems.

Sense of Place - The characteristics of an area that make it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

Sprawl - The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl created has four dimensions: 1) a population that is widely dispersed in low-density development; 2) rigidly separated homes, shops, and workplaces; 3) a network of roads marked by huge blocks and poor access; and 4) a lack of well-defined, thriving activity centers, such as downtowns and town centers. Most of the other features usually associated with sprawl—the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking—are a result of these conditions.





Strip Commercial and Industrial - A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Subdivision - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

Tax Increment - Additional tax revenues that result from increases in property values due to new development within a redevelopment area.

Telecommuting - An arrangement in which a worker is at home or in a location other than the primary place of work and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

Transfer Development of Rights Program - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such transfer is permitted.

Comment: Transfer of development rights, or transfer of development credits, is a relatively new land development control tool used to preserve open space and farmland. Presently, the most common use of this method has been for historic preservation in urban areas.

Transit-Oriented Development - The concentration of development at nodes along public transit corridors, either light rail or bus routes.

Transitional Use - A permitted use or structure of an intermediate intensity of activity or scale and located between a more intensive or less intensive use.

Trip Capture - A traffic percentage reduction that can be applied to the trip generation estimates for individual land uses to account for trips internal to the site. These internal trips are not made on the major street system but are made by either walking or by vehicles using internal roadways.

Urban - Population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more. (U.S Census Bureau)

Urban Area - A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential and cultural uses.





Urban Land - Land that is developed at urban densities or that has urban services.

Urban Service Boundary - That area that can be served economically and efficiently by city utilities.

Urbanization - Process of converting land from rural to urban.

Walkway - 1) A right-of-way dedicated to public use that is not within a street right-of-way, to facilitate pedestrian access through a subdivision block by means of a hard surface path; **2)** any portion of a parking area restricted to the exclusive use of pedestrian travel.

Wireless Telecommunications Equipment - Any equipment used to provide wireless telecommunication service, but which is not affixed to or contained within a wireless telecommunication facility but is instead affixed to or mounted on an existing building or structure that is used for some other purpose. Wireless telecommunication equipment also includes a ground mounted base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.

Wireless Telecommunication Facility - Any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage, and other accessory structures used to provide wireless telecommunication services.

Wetlands - Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, however, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or the city.

Zero-Lot Line - A detached single-family unit distinguished by the location of one exterior wall on a side property line.





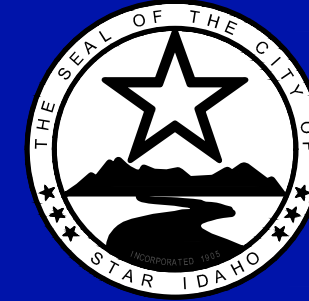
Zone - The smallest geographically designated area for analysis of land use activity. An area or region set apart from its surroundings by some characteristic.

Zoning Map - The maps which are a part of the zoning ordinance and delineate the boundaries of zone districts.





CITY OF STAR



LEGEND

- RURAL RESIDENTIAL
1 UNIT/2-ACRE TO 1 UNIT/5-ACRE
- ESTATE RESIDENTIAL
1 -3 UNITS/ACRE
- NEIGHBORHOOD RESIDENTIAL
3-5 UNITS/ACRE
- COMPACT RESIDENTIAL
5-10 UNITS/ACRE
- HIGH DENSITY RESIDENTIAL
10+ UNITS/ACRE
- COMMERCIAL
- COMMERCIAL/INDUSTRIAL
CORRIDOR
- CENTRAL BUSINESS
DISTRICT
- AGRIBUSINESS
- MIXED USE
- EXISTING PUBLIC USE /
PARKS & OPEN SPACE
- FLOODWAY
- LIGHT INDUSTRIAL
- HILLSIDE AREA
SLOPE > 25%
- SPECIAL TRANSITION
OVERLAY AREA
- ITD 44/16 R.O.W.
- FUTURE ROAD
- ROAD
- 100yr FLOOD PLAIN
- FUTURE PUBLIC USE /
PARKS & OPEN SPACE

REMOVE

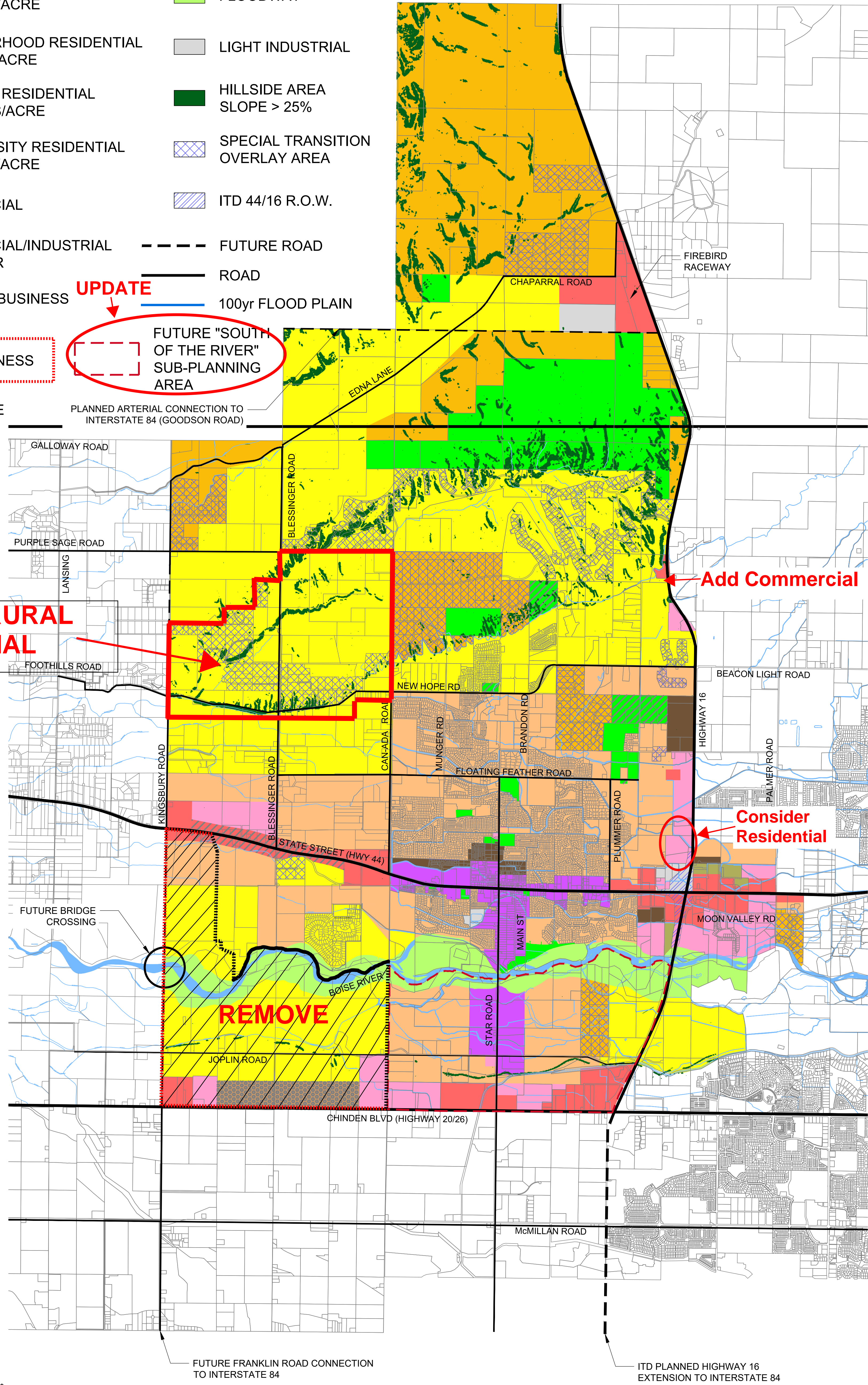
UPDATE

Consider RURAL RESIDENTIAL

Add Commercial

Consider Residential

REMOVE

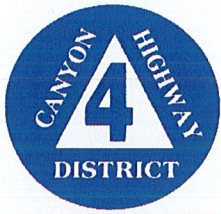


J:\203010\c_DESN\CAD\PLANS\PROPOSED LAND USE MAP.dwg Feb 02, 2021 - 5:21pm



ADOPTED BY COUNCIL ON 12-08-20

LAND USE MAP



December 20, 2021

Honorable Mayor Trevor Chadwick
Star City Council Members
c/o Shawn Nickel, Star Planning & Zoning Administrator
10769 W. State Street
Star, Idaho 83669

RE: 2021 Unified Development Code & Comprehensive Plan Amendments

Dear Mr. Mayor and Council Members:

Canyon Highway District No. 4 (CHD4) has received notice of the proposed Star Unified Development Code and Comprehensive Plan Amendments. Staff has reviewed the application and associated draft materials available for the December 21, 2021 Council meeting, and offers the following comments on these matters:

UDC Amendments

1. **Section 8-4A-17 Sidewalks:** Proposed updates to the minimum standards for sidewalks for Arterial, Collector, and Local streets are not consistent with the standard street sections adopted by CHD4 for use in the Canyon County area of Star. Current standard street sections are from the Ada County Highway District Policy Manual Sections 7205 -7207, and were selected to maintain consistent street sections between both the Ada and Canyon county portions of the city.

The new sidewalk standards proposed require 7-foot walks with 8-foot planter strips for arterial and collector roadways (formerly 5-foot detached with 6-foot planter), and will require additional right-of-way (approximately 4-feet additional per street-half) to retain the detached walk fully within the public right-of-way and to provide the desired planter width. The proposed local street sidewalk with 5-foot walk and 6-foot planter will also require an additional 4-feet of right-of-way for each street half.

CHD4 recommends that, if this desirable to the city, you request ACHD and CHD4 to revise the standard street sections adopted for use within Star so these may be applied to new developments.

2. **Section 8-4A-17.F Trees:** CHD4 requests time to allow review and comment relating City Code Chapter 8 Article D, to ensure these standards allow for best practices in locating trees within public right-of-way. Improperly selected or planted trees can have significant conflicts with roadway and public utility infrastructure that occupies the public right-of-way.
3. **Section 8-4B Off Street Parking:** Any proposed on-street parking should be provided in addition to the standard street sections for collector streets. On-street parking is not recommended for arterial streets.

4. **Section 8-6A-3 Preliminary Plat Process:** CHD4 recommends this section be amended to include a requirement that any preliminary plat affecting public roads be approved, or conditionally approved by the transportation agency having jurisdiction over the affected roads prior to final approval by the City Council. A “letter” from the transportation agency may only point out significant issues relating to access or public road development, and may require non-trivial revisions to meet transportation standards or public needs.
5. **Section 8-6A-6 Short Land Division Process:** CHD4 requests written approval from the highway district of the proposed access location(s) to serve the new lots be required prior to administrative approval. This is largely covered in Part 9.d, but would provide documentation on the number and location of new access points that could be provided.
6. **Section 8-8A-6.A.2 General Sign Requirements- Vision Triangle:** Please see the attached minimum standards for intersection sight distance recommended by AASHTO (ACCHD SD-107B). Signs should not be located within this recommended vision triangle to provide for safe operation of public streets and driveway approaches.

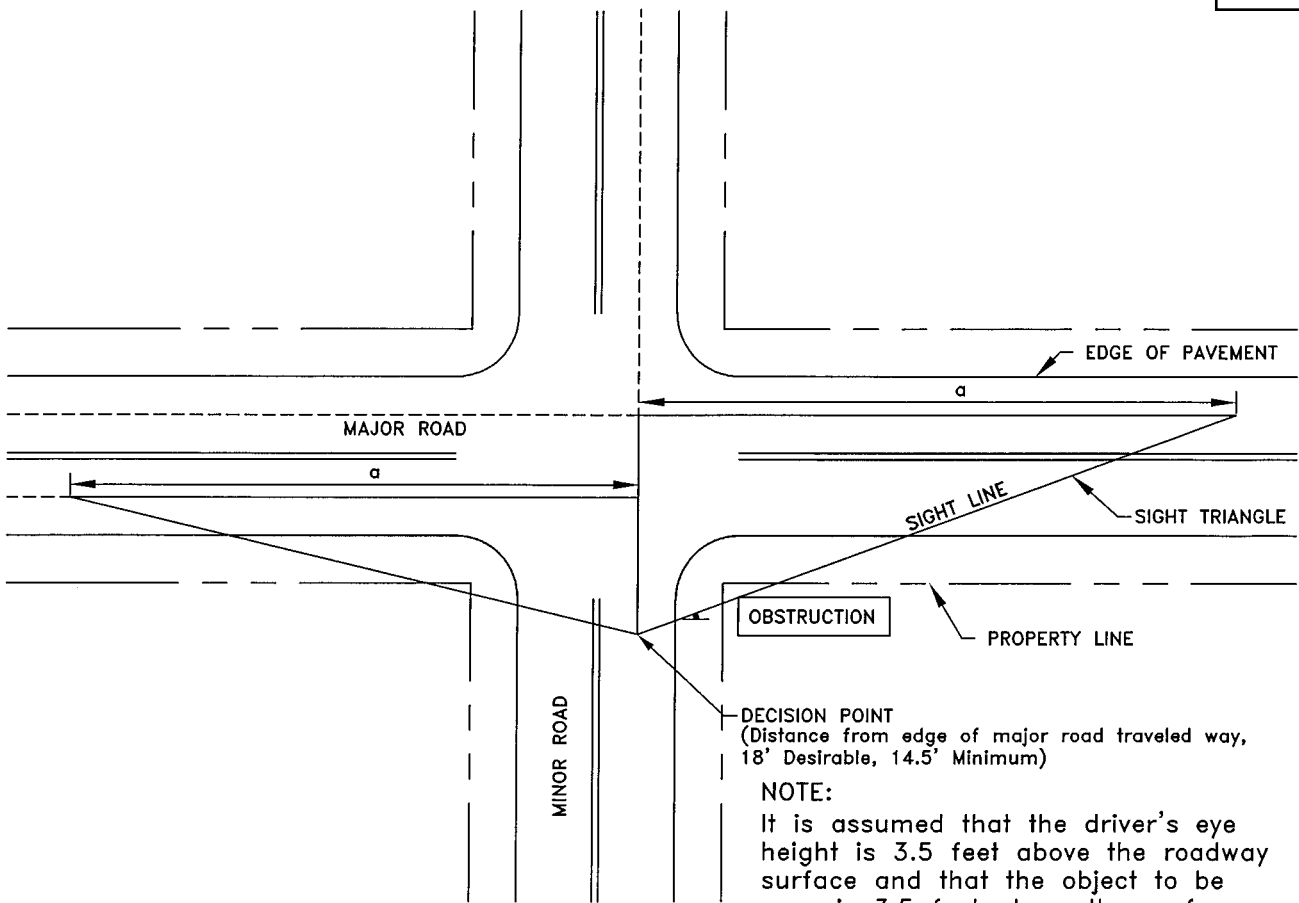
CHD4 appreciates the opportunity to review the proposed amendments, and requests these comments be considered in amending the current city code and comprehensive plan. Please feel free to contact me with any questions, or to discuss any of the comments provided.

Respectfully,



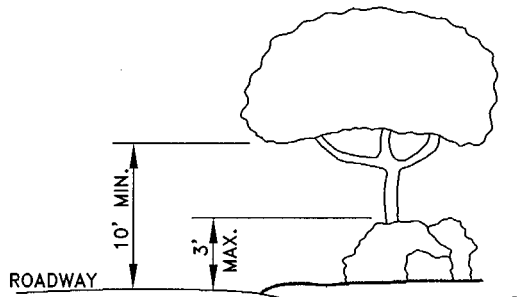
Chris Hopper, P.E.
District Engineer
Canyon Highway District No. 4

CC: Ada County Highway District Planning Review



NOTE:
 It is assumed that the driver's eye height is 3.5 feet above the roadway surface and that the object to be seen is 3.5 feet above the surface of the intersecting road.

Design Speed (mph)	Stopping Sight Distance (ft)	Length of Leg a (ft)
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720



Obstructions between 3' and 10' above the roadway centerline surface elevation are prohibited within sight triangles

Sight triangles for controlled intersections shall also meet the Idaho Code requirements shown on Standard Drawing No. ACCHD-107

SIGHT TRIANGLE AT CONTROLLED INTERSECTIONS

N.T.S.

STANDARD DRAWING No. ACCHD-107B
 CANYON COUNTY HIGHWAY DISTRICTS
 CANYON COUNTY, IDAHO

South of the River Subarea Plan

WHERE RIVER AND OPPORTUNITY MEET



ADOPTION DRAFT, V4
07 December 2021







Contents

ACKNOWLEDGMENTS	V
CHAPTER 1 INTRODUCTION	1-1
General Description	1-1
Process	1-2
Key Concepts	1-3
Existing Conditions	1-4
Purpose and Alignment with the Comprehensive Plan	1-8
CHAPTER 2 VISION	2-1
Overview	2-1
Illustrative Vision Plan and Key Concepts	2-2
CHAPTER 3 SUPPORTING FRAMEWORKS AND COMPREHENSIVE PLAN GUIDANCE	3-1
Overview	3-1
Land Use Framework	3-2
Transportation Framework	3-4
Economic Development Framework	3-6
Housing Framework	3-8
Parks and Recreation Framework	3-10
Natural Resources	3-11
Public Services, Facilities, and Utilities	3-13
Schools Framework	3-14
Community Design	3-15
CHAPTER 4 IMPLEMENTATION PLAN	4-1
Purpose of an Implementation Strategy	4-1
Key Challenges	4-2
Implementation Recommendations	4-3
Potential Funding Mechanisms	4-7



Special thanks to all that provided their input throughout the process

Norm Ahrens	Karen Donaldsen	Cody Hunter	Margo Meade	Larry Taylor
Karen Ahrens	Neil Donaldsen	Jim Hunter	Jeffrey Miller	John Tensen
Melodye Andrade	Debbie Dougherty	Travis Hunter	Julie Miller	Mary Teuscher
Sarah Arjona	Marj Dougherty	Kim Ingraham	Nathan Mitchell	DeAnn Thomas
Nancy Ax	Michael Dougherty	Lynn Ishii	Colleen Moore	Pat Thomas
Lisa Aus	Jamie Doshier	Ron Ishii	Richard Moore	Jared Thompson
Jackie Baldwin	Jeremy Doshier	Tracey Janssen	Tom Moroney	Robert Tiedemann
Kelli Barreto	C. Doyle	Helen Jones	Cheryl Morrow	Renee Tiner
Kristen Battey	Pat Doll-Fallstrom	John Jones	Jerry Morrow	Randy Tiner
D. Baumann	Pam Eaker	Carla Karnes	Gina Mulhern	Chris Todd
Kristie Bean	Daniel Ehnstrom	Gary Keeler	Diane Murdock	Bill Toft
Rick Bean	Nancy Ehnstrom	David Keyes	Shawn Murdock	Chris Toll
Dan Bertuleit	Wendy Everett	Dustin Keyes	Sandy Mulchay	Theresa Toll
Tamsen Binggeli	Pat Ewing	Sara Keyes	Bill Musser	Renee Trommler
Reid Blackburn	Phil Ewing	William Kinard	J. Craige Naylor	Robert Trommler
Gerry Boren	Bob Fehlman	Leslie Kinch	Mike Olsen	Todd Tucker
Linda Boren	Bill Fenn	Tony Kinch	Juli Page	Jon Turnipseed
Erika Bowen	Carol Fenn	Kurt Krause	Bob Peloquin	Mary Jo Turnipseed
Judith Britton	Dyan Ferren	Elizabeth Kuck	Marian Peloquin	Elise Vanassche
Joan Brown	Howard Ferren	Jason Kusar	Jeff Peterson	Josh Vanassche
Jerry Brucks	Terry Fesler	Maria Kusar	Charlene Phillips	Donna Vidergar
Liz Brucks	Crystal Fessenden	Danielle Lafountain	Mark Phillips	Matt Vraspir
Candee Bulyog	Scott Fiske	Chris Laraway	Bonnie Pierson	Mark Wasdahl
Michael Bulyog	Jerry Gage	Nancy Leeds	Craig Pierson	Bob West
Daryl Carbonari	Wendy Gantt	Janice Leighton	Heidi Prigge	Carol Westphal
Joan Carlson	Chris Gilbert	Terry Leighton	Ruby Pike	Frank Whipple
Kristina Carlson	Melanie Gilbert	Kameron Lemon	Sam Powell	Mary Whipple
Tom Carlson	Richard Girard	Alan Leon	Candy Priand	John White
Mel Carr	Scott Givens	Gary Leonhardt	Mark Priand	Shelly White
Karen Carson	Charlene Greene	Dan LeRoy	Jacob Qualls	Dortha Wickstrom
Robert Carson	Steve Greene	Linda LeRoy	Arlene Nelson Randal	Denny Wickstrom
Nancy Chalmers	Jeanette Griggs	Roger Lewis	Becky Reynolds	Kevin Wickstrom
Tom Chalmers	Dale Gross	Linda Lieberg	Lauren Reynolds	Rob Wickstrom
Barbara Chambers	Brian Gustafson	Scott Lieberg	Marcy Reynolds	Scott Wickstrom
Joe Chase	Jan Gustafson	Brad Little	Larry Robertson	Kim Wickstrum
Randy Clarno	Donna Hageman	Dara Lopes	Kent Rock	Margaret Wilson
Bill Claxton	John Hageman	Todd Lovell	Deborah Rogister	Phillip Wilson
Larry Clucas	Tim Haney	Daniel Ludwig	Pat Rounds	Tina Wilson
Ken Couch	Daniela Hansell	Marilyn Ludwig	Rick Salmonsens	Denise Winston
Michael Crenshaw	Roger Hart	Joan Maier-Bone	Lori Saxton	Doug Winston
Michelle Crenshaw	Elena Hauge	Amanda McAllister	Marvin Saxton	Brandon Wood
Barb Daggett	Bobbie Hobson	Dan McAllister	Karen Schmidt	Bruce Wood
Tom Daggett	Dave Hobson	Laura McCauley	Barbara Schulz	Susan Wood
Denis Daly	Alan Hodge	Jim McCoy	Nick Schulz	William Wright
Norris Dancer	Christine Hover	Kathleen McCoy	Mike Simson	Robert Young
Vanessa Dancer	Craig Hover	Dan McGetrick	Steven Siwek	
Bob Dauphinais	Meredith Hudson	Mary McInnis	Matt Spacey	
Sherri Dauphinais	Carl Hughes	Leslie McLean	Glenda Sparling	
Karen Demarest	Linda Hughes	Kelly Meade	Julie Strausser	



Acknowledgments

MAYOR & CITY COUNCIL

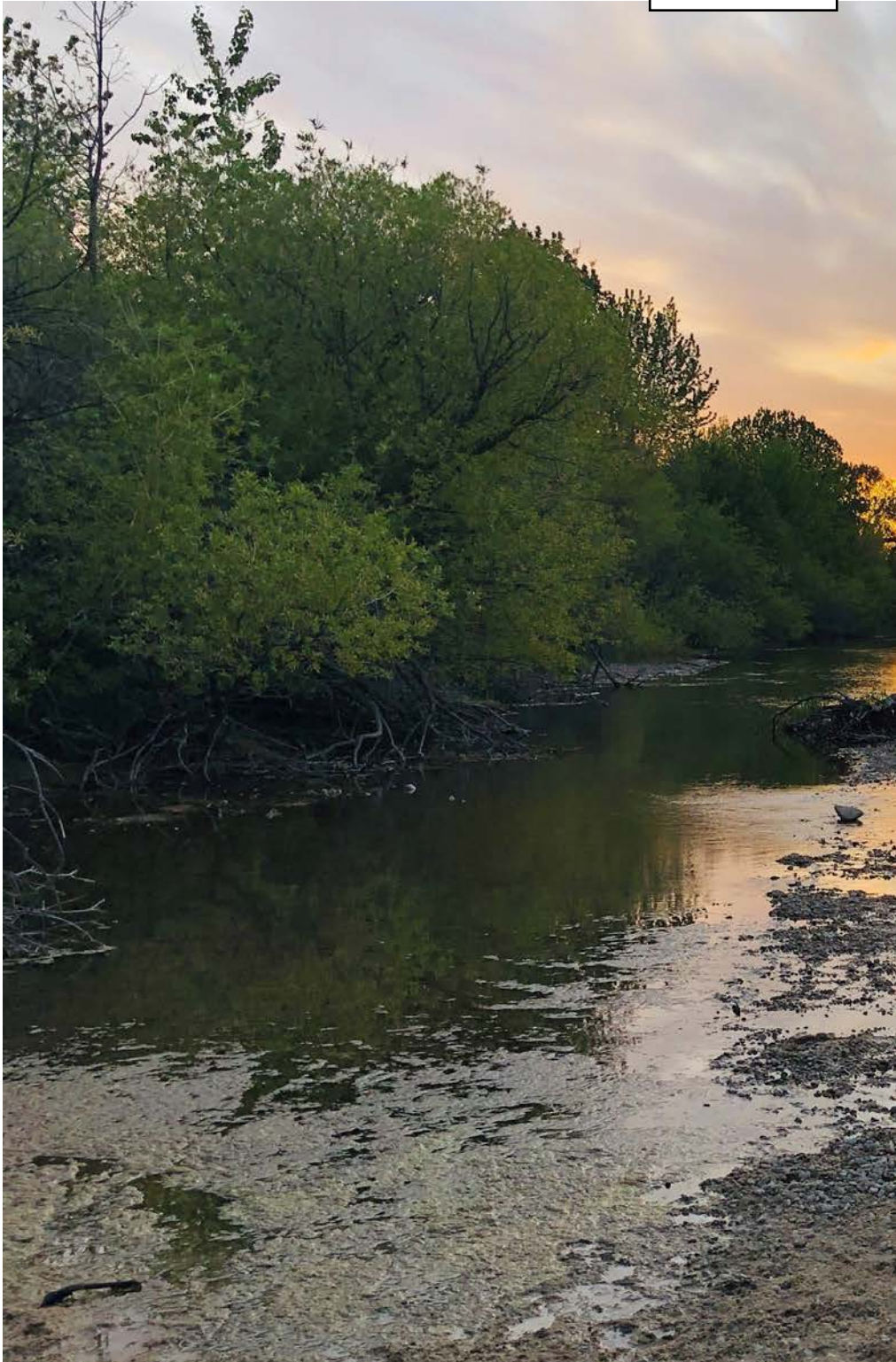
Mayor Trevor Chadwick
David Hershey
Michael Keyes
Kevin Nielsen
Jennifer Salmonsens

CONSULTANT TEAM

Logan Simpson
Kittelson & Associates
Leland Consulting Group
Harmony Design & Engineering

CITY STAFF

Ryan Field
Shawn Nickel



Chapter 1 | Introduction

GENERAL DESCRIPTION

The South of the River Subarea Plan comprises the area south of the Boise River to Chinden Road and between State Highway 16 (SH 16) and the north extension of Can-Ada Road. The entire area lies outside of the City’s municipal boundary but within the Area of City Impact. This planning effort aims to create a unique community for the City of Star and capitalize on its adjacency to the Boise River.

While implementing the Subarea Plan will occur over a longer time, the City and its growth area are already experiencing immediate growth pressure. While currently rural, and including active agricultural operations and large-lot residential subdivisions, this area is located between some of the busiest roads in the region, has seen recent infrastructure improvements, and lies adjacent to new community facilities and development.

While many landowners have no plans to develop, the City has undertaken this proactive approach to create a Plan before development happens haphazardly. This is a chance to do it right—to create a sustainable community that respects the natural environment and promotes quality development, housing choices, amenities, and transportation options—*a chance to create a truly unique community in the Treasure Valley of which residents and visitors can be proud of.*

PROCESS

Early Visioning

In November 2020, City staff and consultants facilitated a visioning meeting with Mayor and City Council to gather feedback and guidance on the goals and objectives for the Subarea Plan defined on the previous pages.

Preliminary Concept Round-tables

In February 2021, City staff and consultant team hosted a series of four small group round-tables via Zoom with property owners, city residents, public agencies, and key developers, to review and refine preliminary draft concepts. These meetings provided key stakeholders the opportunity to comment on technical aspects for feasibility, land use mix, graphic refinement, and policies, and respond to questions:

- » Which ideas did you like best?
- » What additional ideas do you have?
- » What other constraints or technical issues are missing?

A summary and digital version of the round-tables were posted online for those unable to attend.

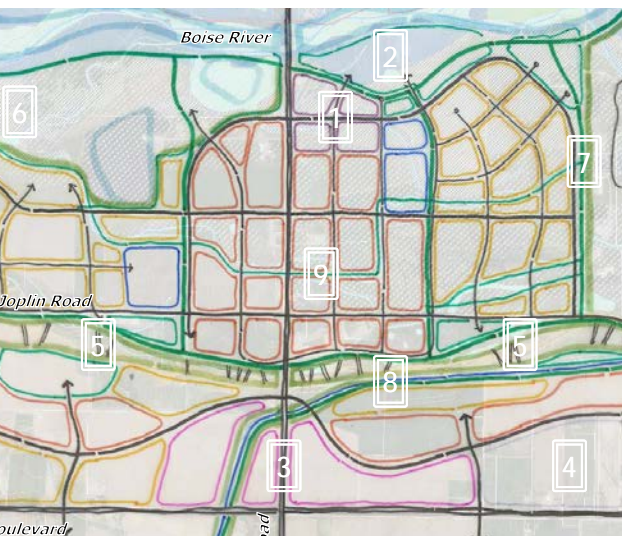
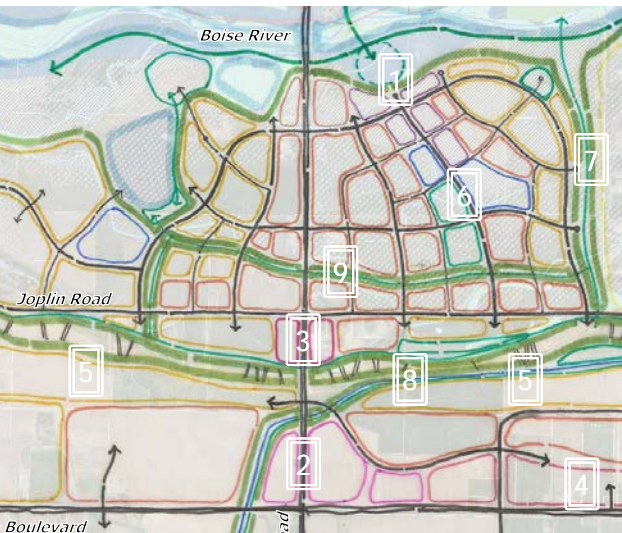
Early concepts, shown at left, included ideas on:

Concept 1:

1. Riverfront mixed-use center and civic area
2. Mixed-use gateway
3. Mixed-use corridor
4. Regional/community commercial
5. High end overlook residential
6. Central park/school/ mixed-use
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal trail system
9. Internal greenway/ trail system

Concept 2:

1. Riverfront mixed-use center
2. River-oriented park space/open space
3. Mixed-use gateway
4. Flex/light industrial/commercial
5. Overlook parks (with high and low sections)
6. Expanded open space and consolidated drainage areas
7. Greenway buffer to existing rural residential areas
8. Regional Phyllis Canal Trail System
9. Internal Greenway/ Trail System



Open House Events

In April 2021, the City of Star hosted a series of open houses on to review background information, concepts, big ideas, and character preference. Over 200 residents and stakeholders attended the events, organized into three stations (below), and a digital version was posted online for those unable to attend.

- » Background Information including existing conditions and guiding information for the Subarea.
- » Preliminary Concept illustrating key ideas and conceptual layout for the Subarea.
- » Visual Preference character imagery in regard to housing options, amenities, building materials, and character.

KEY CONCEPTS

From the open houses, attendees offered feedback on those big ideas that they appreciated, and thought would work well within the Subarea.

Economic Development:

- » Riverfront mixed-use center and civic area
- » Mixed-use gateway
- » Regional commercial, flex, and light industrial along Chinden

Housing:

- » Diversity of neighborhoods
- » High-end overlook and Riverfront residential
- » Greenway buffer to existing rural residential areas

Parks and Recreation:

- » New pedestrian bridges over the River to the Riverhouse, recreational rentals and fishing ponds
- » Overlook/ double-decker park system to connect above and below-bench
- » Central park/ school/ mixed-use in each River Valley neighborhood

Natural Resources:

- » Expanded open space and consolidated drainage areas
- » New series of ponds and open space on the south side of the River
- » Regional Boise Greenbelt and Phyllis Canal trail system connecting to other communities
- » Internal greenway/ trail system

Transportation

- » Road expansion and new pathways and bridges
- » New highway connections, integrated transportation technology and intersection types that move transportation quickly
- » Highly connected local road systems
- » Access to future micromobility options such as bike rentals, electric bikes, scooters, etc.



EXISTING CONDITIONS

The Existing Conditions map highlights opportunities and constraints within the Subarea, including the Boise River and its hydrology and floodplains, water conveyance facilities, and the steep bench just south of Joplin Road.

Section 6, Item A.



- Map Legend:
- Floodway
 - 100-Year Floodplain
 - 500-Year Floodplain
 - Contour Lines



MAIN ST.

Riverhouse
Verwalk Park

BOISE RIVER

100-Year Floodplain

500-Year Floodplain

Existing
residential
neighborhood

JOPLIN RD.

Bench

Phyllis Canal

Joplin Road
extension

CHINDEN BLVD./US 20/26

SH 16

Future Residential Area
(City of Meridian Growth Area)

Future Commercial Area
(City of Meridian Growth Area)



EXISTING CONDITIONS

Land Use

The existing land uses within the Subarea are primarily agriculture, small-scale retail development, open space, and low-density residential development. New residential developments at higher densities have already begun adjacent to the Subarea. Future development of the Subarea must recognize the agricultural heritage and create a sense of place. The current future land use designations based on the Comprehensive Plan are primarily mixed-use and commercial with low- to medium-density residential designations. As depicted in the existing future land use map, it is unlikely that the amount of commercial and mixed-use product currently denoted could be supported. The Subarea plan refines uses to represent current market conditions and a greater variety of land uses.

Transportation

The Subarea is primarily served by Chinden Boulevard and Star Road. Currently, Star Road and Chinden Boulevard do not meet performance standards, and the intersection of Star Road and Chinden Boulevard has the highest crash history within the Subarea. The Chinden Boulevard and State Street intersections with Star Road are slated for widening with potential Continuous Flow Intersections (CFIs). Star Road, Chinden Boulevard, and State Street are all anticipated to be widened to four or five lanes. ACHD is also expanding the Boise River bridge on Star Road. The current lack of connectivity is addressed in the Subarea Plan to reduce the impact of growth on traffic. However, the Bench makes connections between the River Valley and higher elevations more complex and poses a potential barrier to development that must be accounted for. Transit, trails, micromobility options (e.g., bike share, electric bikes, scooters, etc.), and bike paths are limited in the Subarea.

Economic Development

The Subarea could be an economic driver for the City, extending Star’s Downtown and creating new retail, civic, and entertainment areas. Per decade, the Subarea could support the growth of approximately 125 to 175 acres of residential land, serving 500 to 725 units and about 5 to 10 acres of retail and office use, accommodating 30,000 to 50,000 square feet of development. Over time, and as continued residential development evolves, additional retail and commercial areas would become market-supportable. Key transportation arterials such as the extension of SH 16, its interchange with Chinden Boulevard, and Star Road also contribute to higher traffic counts, resulting in more market-supported uses. The Subarea Plan seeks to provide new forms of retail and entertainment areas, ensuring that Star continues its reputation as the place to be.



Parks and Recreation

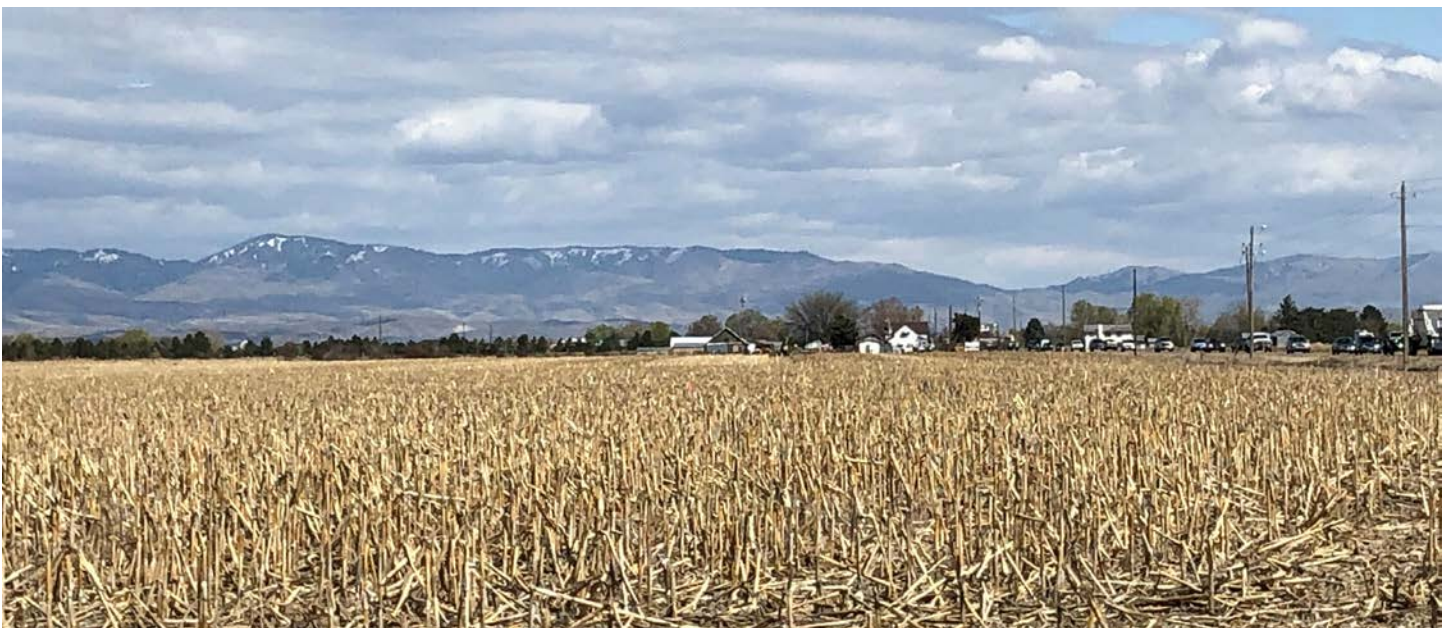
The Boise Greenbelt currently runs from Lucky Peak Reservoir to the City of Eagle and eventually connects to the Snake River. There is now the opportunity to extend the Boise River Greenbelt through the Subarea to further the goal of a regional pathway system connecting Star's northern river pathway system to Eagle (and Eagle Island State Park), Garden City, and Boise. In addition, this Subarea Plan presents the opportunity to incorporate a regional pathway along the Phyllis Canal to provide additional connections and recreation opportunities to the residents and visitors of Star. The River and canals are part of Star's history and help define its sense of place.

Natural Resources

The on-site environmental features are associated with the hydrology of the Boise River and its floodplain. The floodway itself limits development at the north end of the Subarea, and the 100-year floodplain buffers the floodway, extending further south on the east side of Star Road. The 500-year floodplain covers much of the River Valley, in some cases extending nearly all the way to the Bench. The Bench extends across the lower third of the site, drastically transitioning roughly 40-feet from the River Valley up to the Chinden Boulevard area. A variety of wildlife species and aquatic species exist throughout the River Valley. Ponds and wetlands adjacent to the River create additional habitat. Multiple water conveyance facilities exist throughout the Subarea, and the Phyllis Canal, crosses Chinden Boulevard just west of Star Road and continues to follow the Bench as it continues eastward under SH 16.

Public Services and Facilities

Recent improvements to sewer infrastructure, including a new lift station, offer development opportunities for the Subarea. With these improvements, both water and sewer main lines are relatively easy to connect. The Star Riverhouse on the north side of the River provides a community facility, with kayak rentals and fishing ponds. This facility offers a pivotal anchor to the new Riverfront Center outlined in the Subarea Plan.



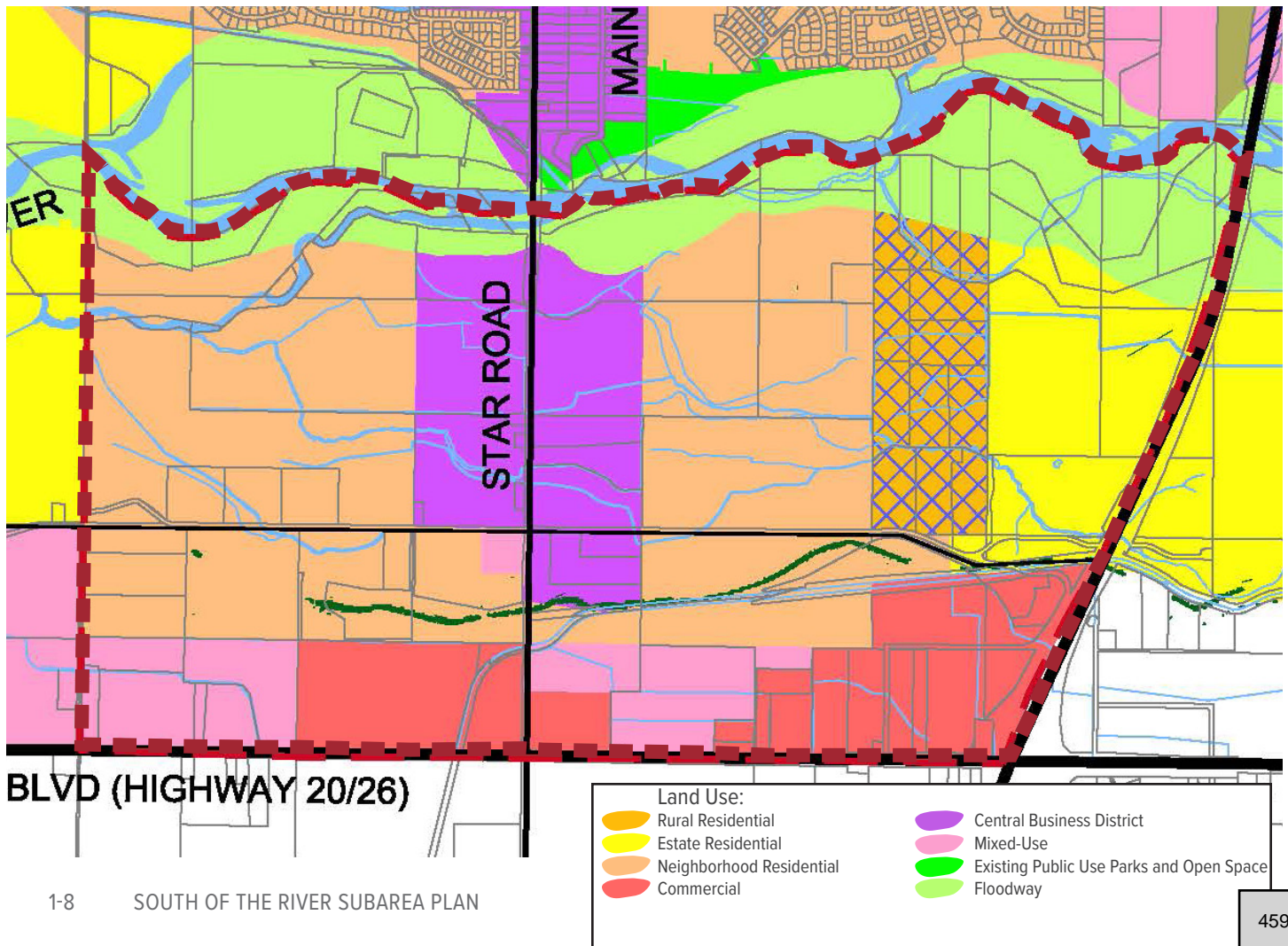
PURPOSE AND ALIGNMENT WITH THE COMPREHENSIVE PLAN

Comprehensive Plan

The Subarea Plan has been developed to align with the overall vision, goals and objectives within the earlier chapters of the 2020 Comprehensive Plan, while adding additional detail for this area. On the following pages, the Land Use Map, the Economic Corridors Access Management Plan (ECAMP) Map, and the Recreation and Pathways Map have been updated to reflect this increasing level of detail within the Subarea.

In addition, within Section 3 of this Chapter, specific goals have been extracted in relation to key sections throughout the document, while additional objectives and implementation policies have been merged into the main text of the Comprehensive Plan Chapters.

Existing Subarea Land Use Map

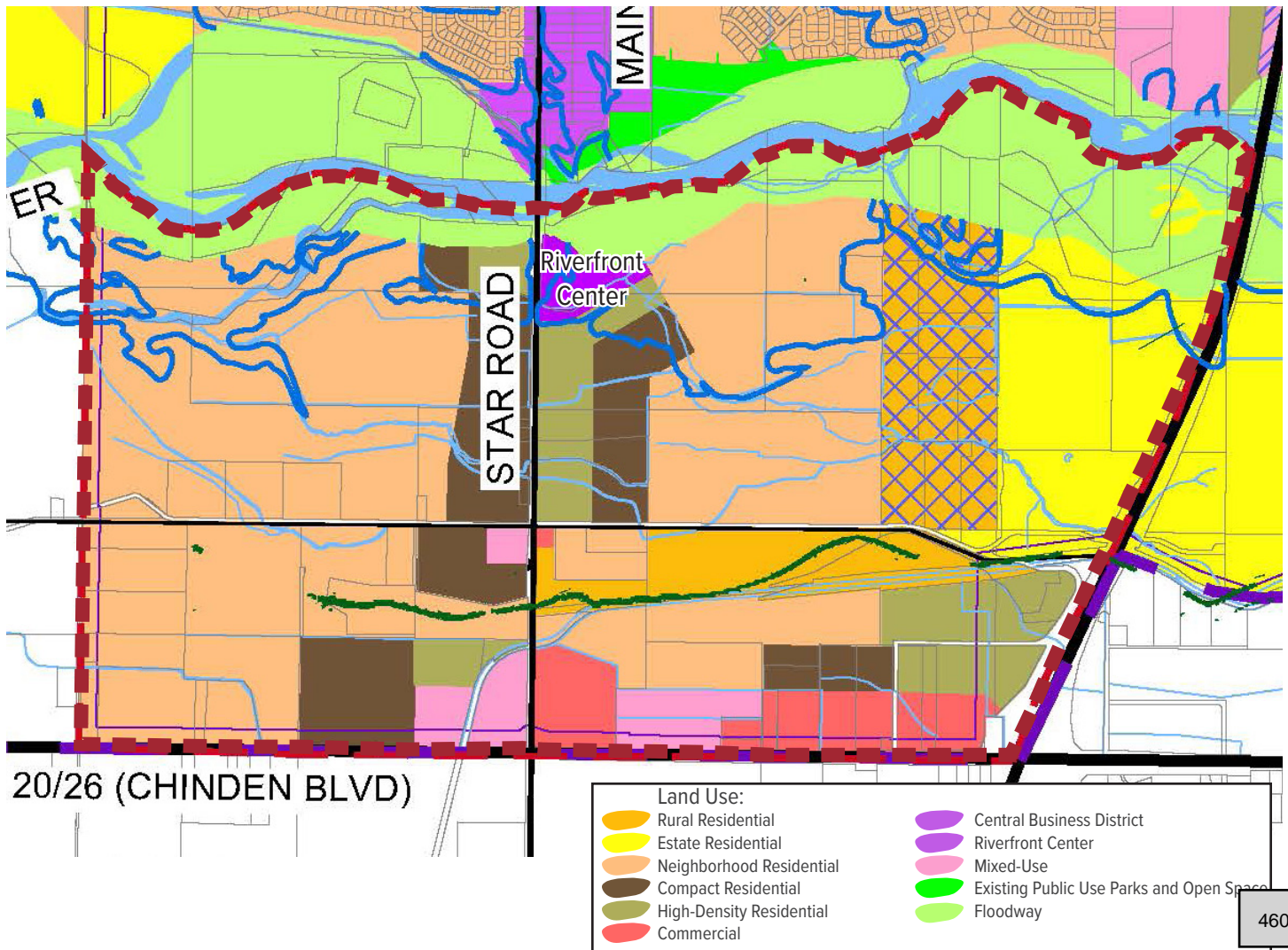


Existing and Updated Land Use Map

While the future land uses were general placeholders in the previous map, the updated Land Use Map:

- » Is more closely aligned with how City leadership, residents may expect the area to accommodate in-progress development submittals and build out,
- » Offers a more market-supportable balance between housing and commercial areas;
- » Integrates open space and amenities throughout the Subarea, identifying potential locations and connectivity;
- » Provides a greater degree of connectivity in both the transportation and pathway systems;
- » Integrates and defines a new land use category for the Riverfront Center; and
- » Aligns with adjacent communities' land use, transportation and pathway plans; and
- » Builds on the natural assets and other waterway and topographic features within the area of the Boise River.

Updated Subarea Land Use Map

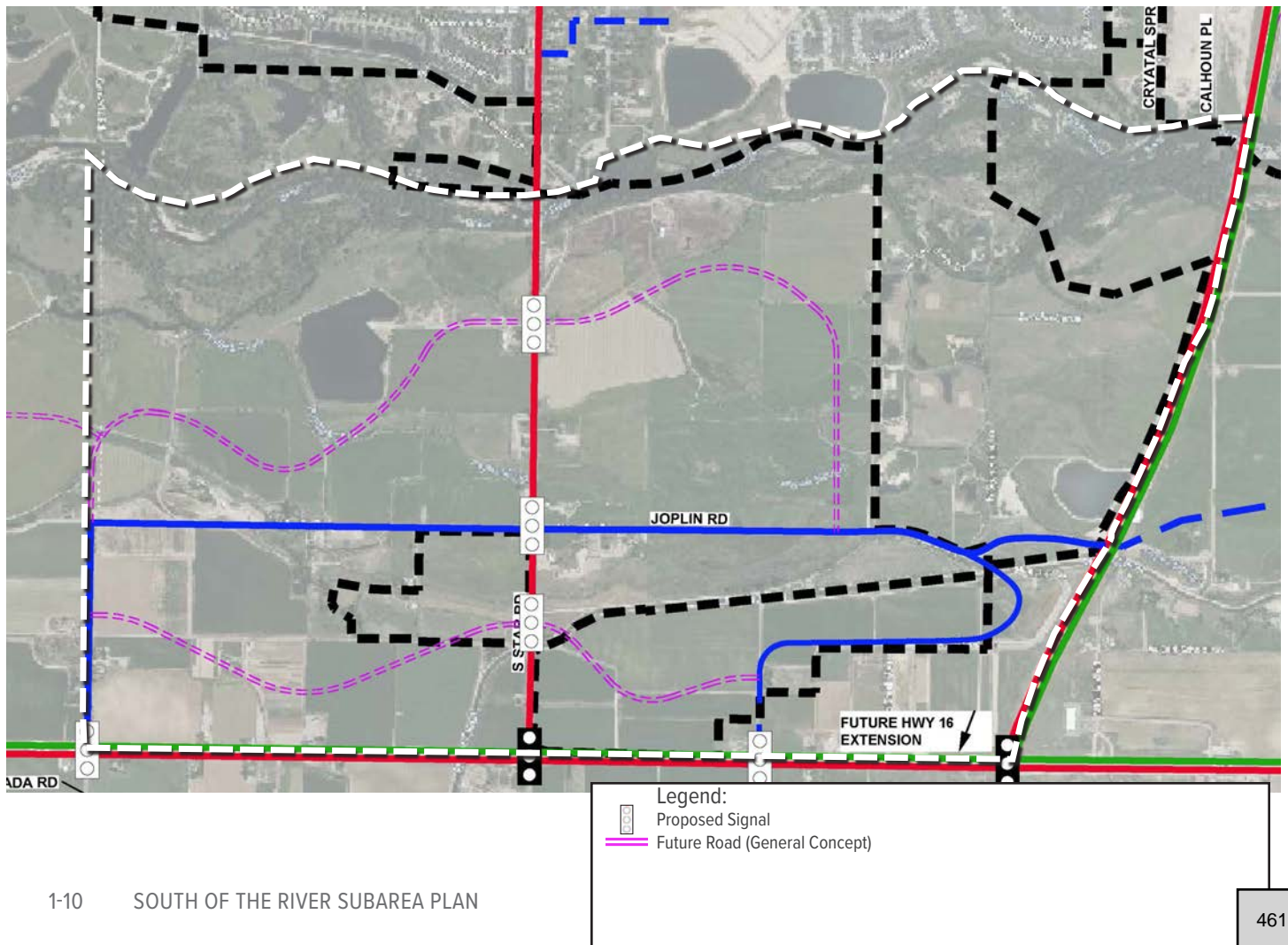


Economic Corridor Access Management Plan (ECAMP)

The ECAMP Map has been updated to refine the connectivity within the Subarea Plan, specifically including:

- » A more seamless connection extending Can-Ada Road to the east and connecting to Star Road and further east and south to Joplin Road.
- » A new, additional collector connection through the Subarea and parallel to Chinden Boulevard, providing connectivity through commercial, mixed use areas, and neighborhoods from Joplin Road to Can-Ada Road; and
- » Improvements to Joplin Road connecting up the bench and through future neighborhoods, eventually connecting into Chinden Boulevard.

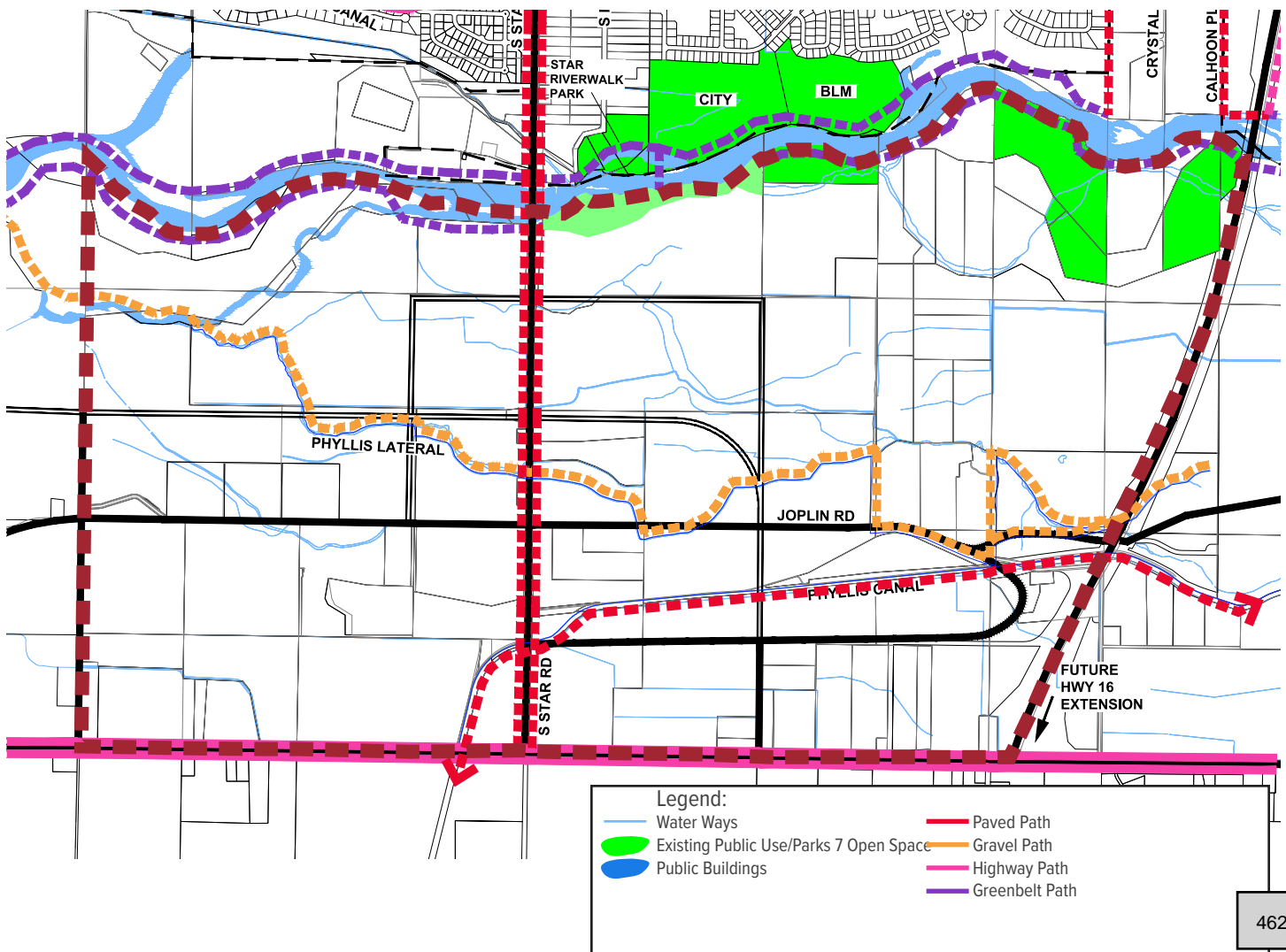
Updated Subarea Economic Corridor Access Management Plan Map



Pathways Map

The Recreation and Pathways system will be important in achievement of the Riverfront Center Vision, along with offering a range of options for recreation and micromobility throughout the Subarea. Parks have been generally identified to provide an equitable distribution of access within each neighborhood, and pathways have been aligned to provide access to a future Boise River Greenbelt extension, and alternative routes through and between neighborhoods, allowing for safe routes throughout the Subarea to centers, parks, and future school sites.

Updated Subarea Pathways Map







Chapter 2 | Vision

OVERVIEW

This chapter illustrates a vision for the South of the River Subarea’s physical development. On the following pages, the Illustrative Vision Map portrays the build-out of the area, based on the City’s underlying Comprehensive Plan Vision and policies, early project objectives, and a series of Big Ideas developed and refined through public outreach. Although the exact layout and makeup of the land use, transportation, pathway, and open space system may vary, the community should seek to maintain the core concepts of the Plan.

Existing City of Star Vision Statement

Within Chapter 3 of the 2020 Comprehensive Plan the City of Star Vision is defined as:

“As development occurs the community wants to protect, preserve, and enhance open spaces, the Boise River, and the steep slope areas generally to the north. The community does not want Star to become a “Stack and Pack” metropolitan city but wants to strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.

Star acknowledges that it will continue to grow as the Treasure Valley grows, but Star’s growth is to be a unique balance of environmentally sensitive urban and rural development. Urban development will be directed to our downtown, activity centers, and on lands with grades compatible for urban development as well as along regionally significant transportation corridors. The city will work in cooperation with landowners and local agencies to plan for and preserve rural planning areas in which large lot residential and agricultural uses continue in appropriate locations. The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas.”

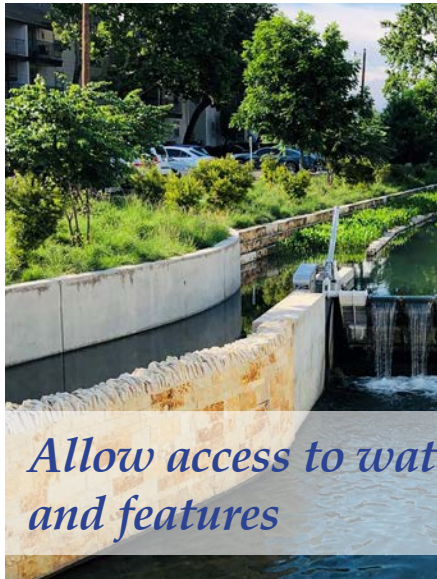
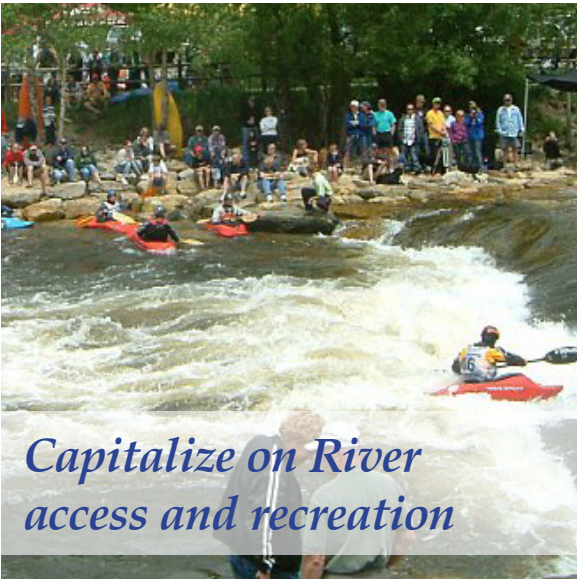
The South of the River Subarea will meet this Vision by: *Planning for the Boise River, a new riverfront center, focusing on its adjacency to water and the natural environment, creating connected communities and developing new family-friendly neighborhoods.*

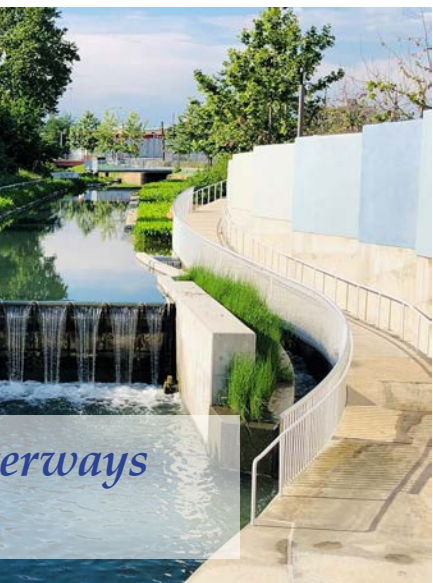
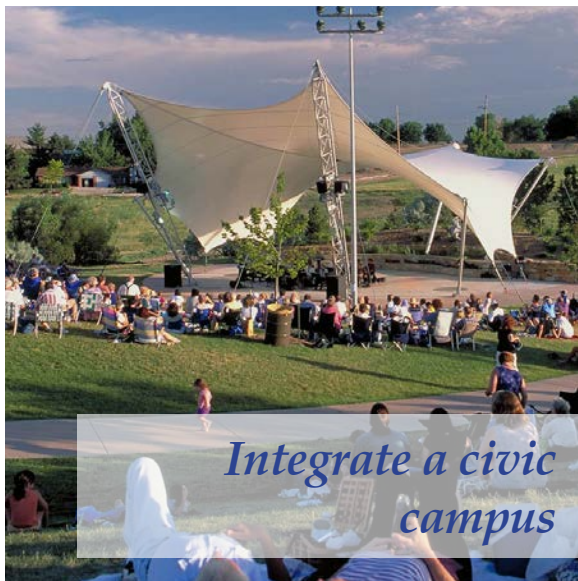
ILLUSTRATIVE VISION PLAN AND KEY CONCEPTS

The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.

KEY CONCEPTS

- *Create a unique destination that builds on Boise River access.*
- *Include a diversity of neighborhoods to allow for Star's growth.*
- *Capitalize on Chinden Boulevard and SH 16 for commercial areas.*
- *Provide the citizens of Star an opportunity to help define the character for the area and show their pride in the City.*



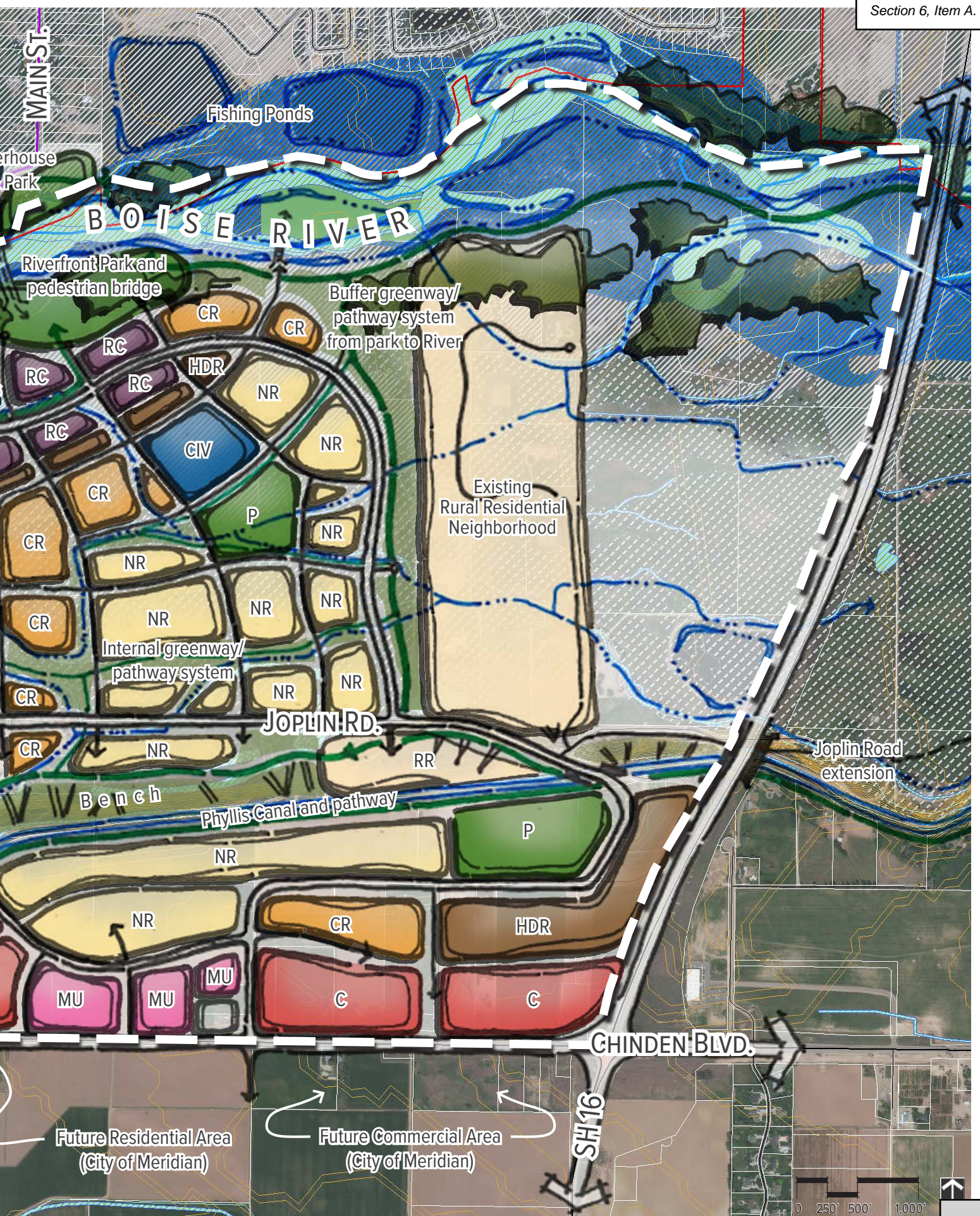


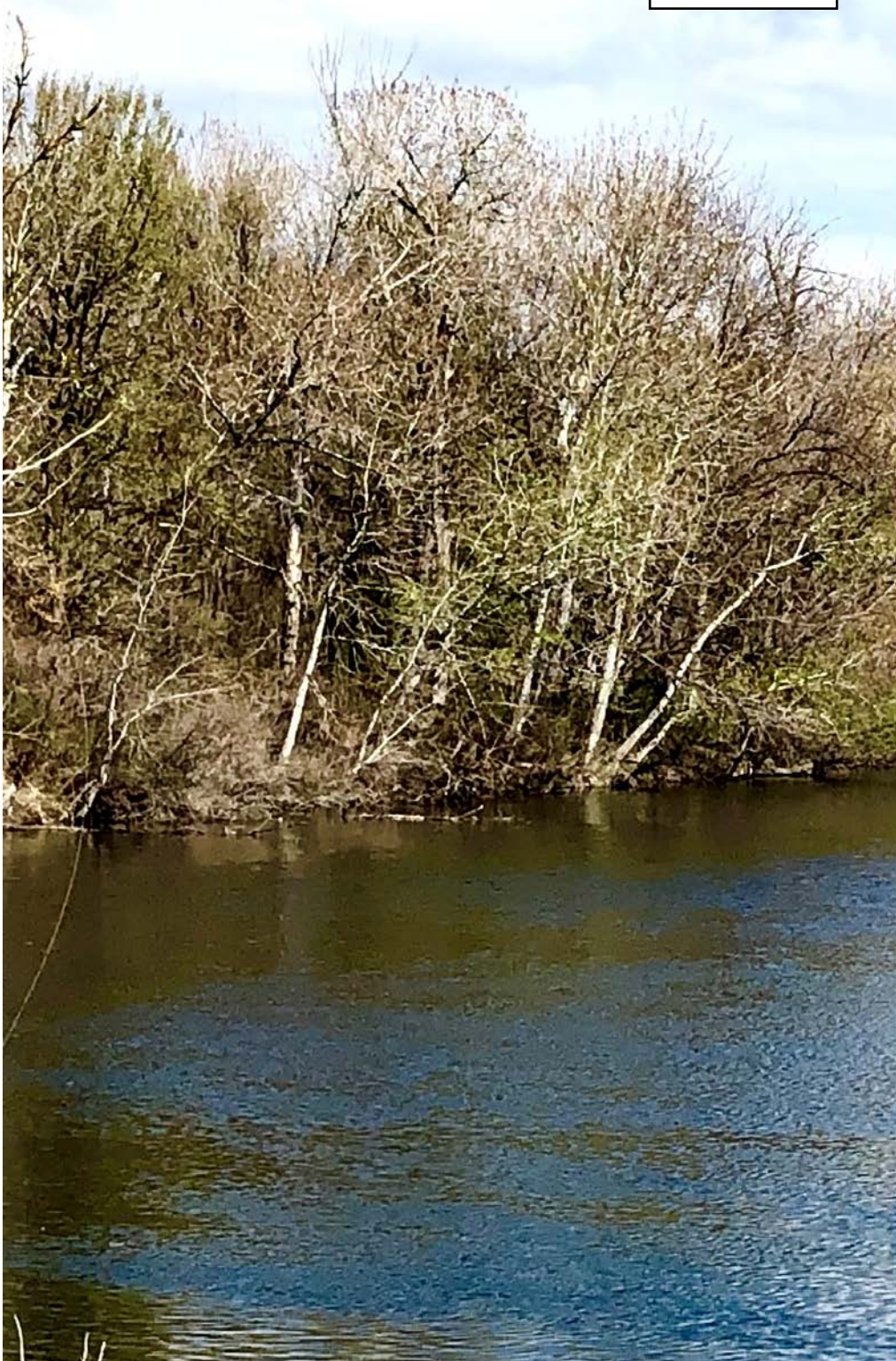
ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights the distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.



- Map Legend:**
- RR: Rural Residential
 - NR: Neighborhood Residential
 - CR: Compact Residential
 - HDR: High-Density Residential
 - RC: Riverfront Center "Main Street"
 - MU: Mixed-Use
 - C: Commercial
 - P: Parks
 - CIV: Civic (School, City Facility)
 - OS: Open Space/ Greenway
 - Gateway Area







Chapter 3 | Supporting Frameworks and Comprehensive Plan Guidance

OVERVIEW

Within this Chapter, the confluence between the Comprehensive Plan and Subarea Plan has been illustrated through the relevant Comprehensive Plan policy guidance that should be incorporated within the Subarea as individual development submittals are reviewed and approved.

The Chapter is organized by element as presented within the Comprehensive Plan, and those that are not applicable to this Subarea have been omitted for brevity.

A number of frameworks are described over the following pages, which form the greater foundation for the area. Land Use, Transportation, Housing, Economic Development, Parks and Recreation, Natural Resources, and others organize the big ideas, and work together to achieve the goals of the Comprehensive Plan, and form the illustrative vision plan. Core concepts and opportunities are also described, as they provided the inspiration and vision.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 8.3 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.

Objectives:

- E. Work to create a vibrant Central Business District.
- I. Discourage development within the floodplain.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- 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.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.5 Policies Related Mostly to the CBD 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.

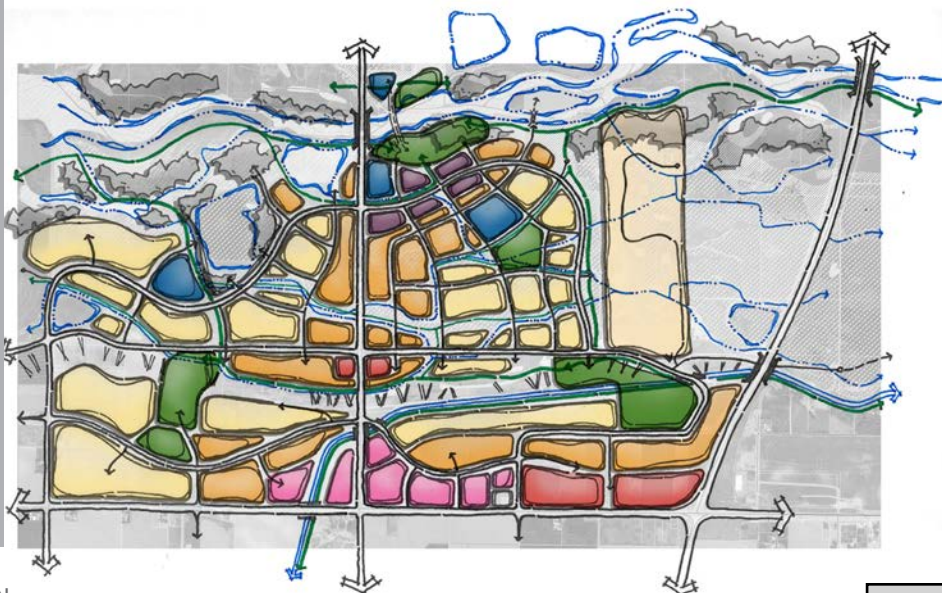
LAND USE FRAMEWORK

The overall land use framework sets the stage for future development within the Subarea. While the subsequent frameworks discuss connectivity, neighborhoods, parks and pathways, and natural resources, the land use framework provides the overriding guidance document for future growth, and offers a baseline for incorporating zoning changes as development submittals are reviewed.

The land use map illustrates a balance between preservation of River and floodplain areas, accommodation of neighborhoods and economic centers, along with a connected network of transportation and pathway systems, and supporting system of amenities.

Detailed in the following framework sections The overall land use program is anticipated to support anywhere from 2,500 and 4,500 housing units, and between 1,500 and 3,500 jobs. The transportation network, while limited in connectivity outside the Subarea, incorporates a connectivity index of nearly 90 intersections per square mile, allowing redundant connections through neighborhoods, and spreading connectivity across the arterial neighborhood within the area. As the Subarea is almost evenly divided into four quadrants by both the arterial roadway network, and the drastic topography change at the Bench, the ability to allow for centrally located parks and schools within each quadrant create a heart for each neighborhood. An internal pathway network then allows for connectivity across neighborhoods and between park and school spaces, with a primary network that connects all neighborhoods to the Boise River Greenbelt itself.

From an economic perspective, the land use program is refined based on anticipated absorption of both housing and commercial areas, and relies on these key amenities to continue to provide the high quality of life that exists in Star.



Future Land Use Program

<i>Land Use Category</i>	<i>Existing Acreage</i>	<i>Proposed Acreage</i>
Central Business District	220	0
Riverfront Center	0	30
Commercial	240	70
Mixed-Use	140	60
High-Density Residential	0	90
Compact Residential	0	160
Neighborhood Residential	780	450
Estate Residential	190	190
Rural Residential	120	160
Parks and Open Space*	0	120*
Floodway	180	180

The Concept Plan envisions the remaining 360 acres within to be utilized as open space, floodplain mitigation and natural areas

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.

8.5.7 Policies Related Mostly to the Mixed-use Planning Areas

- D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.8 Policies Mostly Related to Open Space and Special Areas

- D. Open space areas along the Boise River should be designed to function as part of a larger regional open space network.
- H. Discourage development within the floodplain.
- I. Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event.

**RELEVANT
COMPREHENSIVE PLAN
POLICY GUIDANCE**

12.3.1 Roadway System Goals

- D. Design a street system that considers both the needs of the users and the impacts on the adjacent land uses, the physical environment, noise, and air quality. Additional design considerations include safe routes to school, pedestrian and bicycle needs, recreation, and overall utility.
- E. Develop access management standards that support community-wide connectivity, support economic development, consider the needs for bicycles, pedestrians, and public transit consistent with the city's vision.

12.3.2 Transit System Goals

- B. Develop efficient and effective transit routes based upon the community-defined land use patterns.
- E. Provide for bicycle and pedestrian connections to the transit system.

12.3.3 Pathway System Goals

- A. Encourage the development of a local and regional pathway system. The design of the pathway system should be coordinated with all other elements of the Comprehensive Plan. The purpose of the pathway system is to provide basic mobility for some and a viable transportation option of all others. Subdivisions should be required to include interconnecting pathways open to the public.

12.5.1 Roadway Implementation Strategies

- D. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.

TRANSPORTATION FRAMEWORK

Existing and Projected Traffic Operations

The Subarea will primarily be served by connections to Star Road and Chinden Boulevard (US 20/26). The Boise River and SH 16 limit opportunities for additional connections into the Subarea. The table below summarizes the current and projected 2040 no-build (i.e., without this Subarea Plan developed) traffic operations at key intersections in the Subarea in terms of level-of-service (LOS) and volume-to-capacity (v/c) ratios.

Intersection	Existing LOS (V/C)	Year 2040 No-Build LOS
Star Road/SH 44	C (0.84)	F (>1.0)
Star Road/Joplin Road	D (0.24)	F (>1.0)
Star Road/US 20/26	E (0.96)	F (>1.0)

Planned Transportation Projects

- » Star Road: SH 44 to US 20/26 – Widen to 5 Lanes (ACHD; expected 2031-35)
- » SH 44: Star Road to SH 16 – Widen to 5 Lanes (ITD; expected 2024)
- » US 20/26: Phyllis Canal Bridge to SH 16 – Widen to 5 Lanes (ITD; expected 2023)
- » Star Road/SH 44 Intersection – Quarter Continuous Flow Intersection (ITD; no planned date)
- » Star Road/US 20/26 Intersection – Full Continuous Flow Intersection (ITD; no planned date)

With these improvements in place, there is projected to be adequate capacity at the Star Road/SH 44 and Star Road/US 20/26 intersections.

Internal Roadways and Intersections with Major Roads

The Subarea will be served by three east-west collector-level roadways (Joplin Road and the other two other east-west roads shown in blue in the framework at right) and two north-south collector-level roadways (Can-Ada Road and the other north-south road shown east of Star Road, and in blue in the framework at right). The east-west collector-level roadways will intersect with Star Road and will likely require signalization to meet ACHD's operational guidelines. Multi-lane roundabouts may also operate acceptably. Further analysis will be required to determine the ultimate configuration of these intersections. The northern east-west collector may meet ACHD's spacing guidelines. The southern one will not; however, its location is constrained by existing topography and the Phyllis Canal and is likely located in the most practical location.

The Can-Ada Road connection to US 20/26 is planned to be signalized. The two other connections to US 20/26 will likely be restricted to right-in/right-out access, though they may be allowed to operate as a full access for an interim period.

The northern east-west collector should be designated as a Town Center Collector east of Star Road in ACHD’s Master Street Map. This designation may also make sense for the southern east-west collector for the sections it travels through the planned mixed-use land uses. The Residential Collector typology is likely appropriate for the remaining collector-level roadways.

Bicycle and Pedestrian Travel

Walking and biking infrastructure is currently limited. However, that will change with planned roadway projects and the build-out of this plan. ACHD’s Roadways to Bikeways Plan includes protected bike lanes or shared-use paths along Star Road, which would likely be built when the road is widened. Similarly, ITD plans to construct shared-use paths alongside Chinden Boulevard when it widens the road. Within the Subarea, internal roadways should be built to provide a low-stress biking and walking experience. This may include providing streetscapes to provide a buffer space between people walking and motor vehicle traffic. The Subarea Plan also envisions a series of off-street paths that will connect neighbors to each other and to the envisioned community amenities.

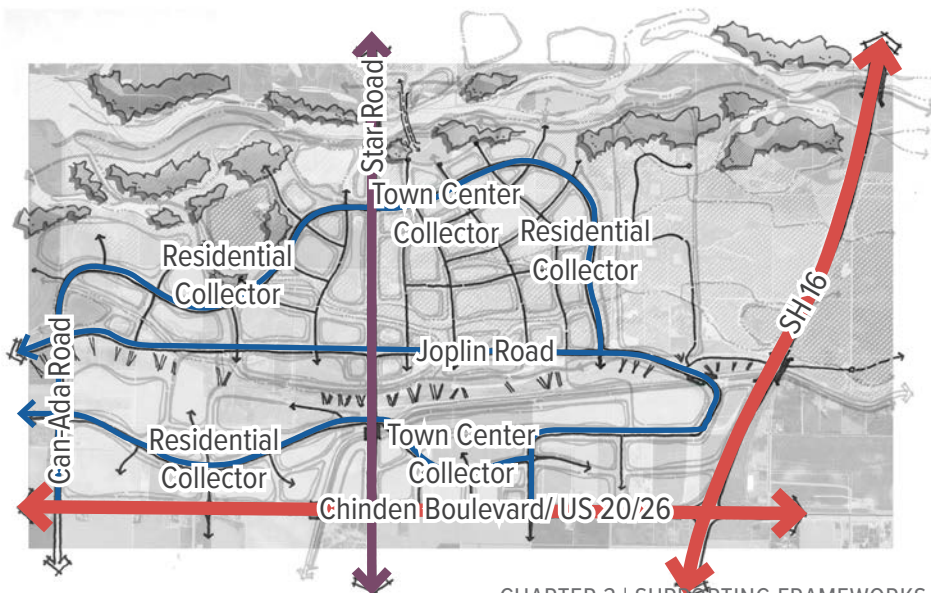
RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

12.5.3 Pathway Implementation Policies

- A. Use development standards to provide for pedestrian, equestrian, and bicycle circulation in accordance with adopted local and regional pathway plans. This is needed for intra-neighborhood connectivity, and to ensure that bike and pedestrian traffic is not diverted onto arterials and collectors.
- B. Encourage the provision of equestrian, pedestrian, and bicycle safety and convenience with enhanced pedestrian crossings of SH-44, SH-16, and US-20/26. Grade separated pedestrian/bicycle crossings enhanced landscaping, crosswalk pavers and may be considered.
- C. Ensure that pedestrians, bicyclists, and recreational users have safe and efficient access to the Boise River corridor.
- D. Plan for separated pedestrian and bicycle crossing facilities on SH-16 at the north and south channel of the Boise River.

12.5.4 Land Use and Parking Implementation Policies

- C. Encourage off street parking sites and facilities on arterial streets and discourage on street parking on arterial streets, with the exception of existing on street parking on segments of SH-44 (State Street).



RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Goal 7.3 Enhance and develop Star’s economy which will build a stronger community.

Objectives

- H. *Develop a mixture of commercial, service, and residential developments that encourage walking.*
- I. *Develop a walkable mixed-use live, work, play Central Business District (CBD).*
- K. *Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.*
- M. *Provide on street parking in the CBD.*
- N. *Provide sidewalks throughout the CBD.*

Implementation

- A. *Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.*
- B. *Support economic development that employs local workers, provides family-supporting wages and benefits and offers affordable goods and services.*
- D. *Consider lands along SH 16 and US 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.*
- E. *Promote mixed-use developments with commercial on the lower floor and high density residential on upper floors within the CBD.*
- F. *Strengthen the appearance and commercial development with the city’s CBD/main street area.*

ECONOMIC DEVELOPMENT FRAMEWORK

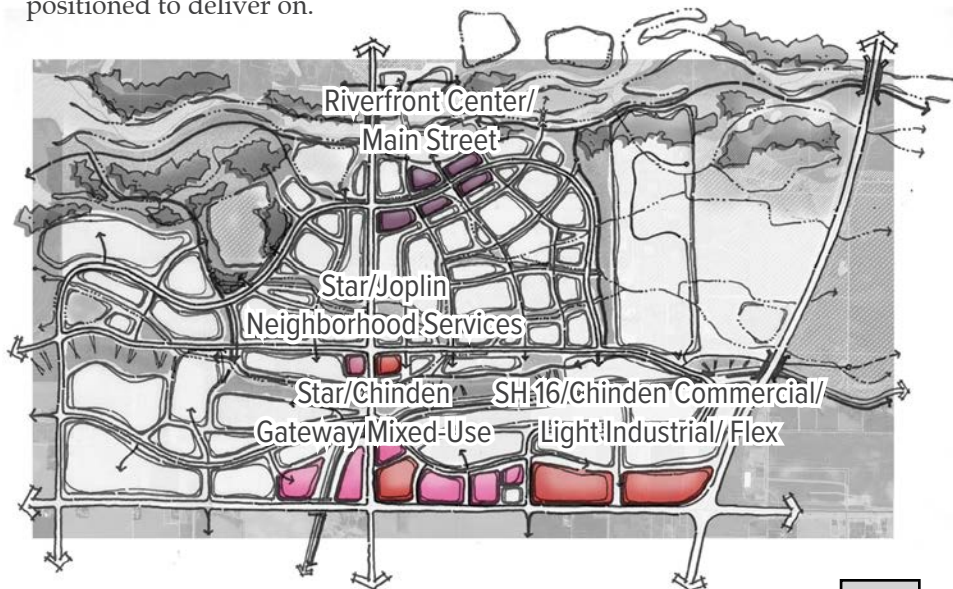
Economic Development in a Small City Context

Economic development usually refers to approaches to attracting dollars into a community from the outside. Traditionally, that has meant bringing in new companies or expanding existing businesses that sell their goods and services to customers outside the city and employ local residents who would spend their wages close to home—with the added bonus of improving residential values in town by having nearby employment.

While those goals make sense for larger cities and collective regions, benefits are not as clear cut for smaller municipalities. Because sales taxes in Idaho are pooled at the state level and shared based on population, attracting new retail into a smaller suburb does not give a direct boost to that city’s fiscal revenue stream. New retail does increase convenience for local residents, but in Ada County at least, actually tends to result in a lower property tax yield per acre than new residential development.

Bringing new employers to town from outside the region (or expanding existing firms) is generally good for the region as a whole; but again, the benefits for suburbs like Star are more marginal. Individual property owners of vacant land that develops as a new flex office space, for instance, benefit greatly, but jobs and wages from those firms tend to spread around. As of 2018, about 89% of people working in Star resided outside the City. Neighboring Eagle has almost ten times the number of jobs as Star and the same 89% commuting in from cities other than Eagle—presumably spending most of their paychecks closer to home.

For primarily residential communities like Star, remaining residentially focused is not necessarily a bad thing. Commercial activity that helps to improve the quality of life for those residents, by adding desired retail and service amenities and by improving the aesthetics and vitality of places in Star, is a more relevant goal – and one that the Subarea is well-positioned to deliver on.



Subarea Plan Centers

The Subarea Plan includes four nodes for mixed-use, retail, services, and commercial/flex/light industrial development.

Riverfront Center/Main Street and City Campus

The area envisioned as a civic and recreational activity hub along the south bank of the Boise River should be well-suited for the kind of experiential retail that is believed to be most resilient against the advances of e-commerce—especially if the sense of place and activity levels are enhanced by more compact residential forms. The total square footage of retail will realistically be limited in this neighborhood due to inferior access, but there is potential for a strong pocket of well-selected destination tenants: specialty shops, recreation/rental outfits, and unique dining establishments able to capitalize on what should be a regionally unique and inspiring setting.

SH 16/Chinden Commercial/ Light Industrial/ Flex

Finally, the north side of Chinden Boulevard, west of the expanding SH 16, appears to be a logical location to capture future growth in demand for light industrial and flex/R&D space. Again, the benefits of such development are not so much about the job growth, since around nine out of ten workers will likely live outside Star, or about property tax revenue (since new residential would produce more per acre). Instead, flex/industrial employment is simply likely to be a highest and best use for the site, in a region that will need more of it to function. The Commercial designation allows some flexibility should the property become desirable to prospective office users, while the 80+ acres of fully assembled parcel size has the potential to attract a wide variety of logistics users.

Star/Chinden Gateway Mixed-Use

The area north of Chinden Boulevard on either side of Star Road, designated mixed-use, has strong retail potential, with the northeast quadrant of that intersection representing a premier “hard corner” that should be especially attractive for future grocery-anchored retail development (positioned on the coveted “going-home” side of the street for a large future commuter population living on both sides of Chinden). The mixed-use designation is appropriate as a measure allowing Star to either augment that corner development with complementary in-line retail and dining tenants or to preserve some for later multifamily (or other) development. That flexibility is especially important given the uncertain trajectory of the brick and mortar retail industry.

Star/Joplin Neighborhood Services

A smaller, but still promising pair of potential retail sites are designated for the north side of Joplin at Star Road. Although traffic counts here are lower than on Chinden, the site will be very centrally located within a well-populated future sea of rooftops. The northeast corner (going-home side) is especially well suited for grocery anchored, while the northwest side is ideal for service stations, coffee franchises and others that thrive on the going-to-work side of the street.

General Economic Development Program by Center

Economic Center	Acreage	Potential SF
<i>Riverfront Center, City Campus, and Main Street</i>	25	350,000
<i>SH 16/Chinden Commercial/ Light Industrial/ Flex</i>	40	210,000
<i>Star/Chinden Gateway Mixed-Use</i>	50	400,000
<i>Star/Joplin Neighborhood Services</i>	6	90,000
Totals	121	1,050,000

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

15.3 Goal *Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.*

15.4 Objectives

- A. *Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.*
- F. *Preserve/maintain existing rural housing/development in the increasing urban environment.*
- G. *Support diversity of housing types to enable citizens from a wide range of economic levels and age groups live in housing of their choice.*
- H. *Enhance the quality of communities by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction and promote public safety.*
- I. *Encourage the development of housing for all income groups.*

15.5 Implementation Policies

- C. *Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.*
- D. *Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.*
- F. *Encourage the development of a wider variety of housing types.*

HOUSING FRAMEWORK

Overview

Residential development has been the fuel for Star’s expansion over the past decade and continues to boom throughout the Treasure Valley. Ada and Canyon counties are witnessing record growth driven by favorable generational demographics at the national level and increasing popularity of the Mountain West in general as a place to pursue a better quality of life. Though good for the Boise metro economy, the surge in housing demand has led to supply shortfalls and an increasingly burdensome housing affordability problem. Vacancies, are now below 2%, with rents and median home prices rising even faster in response.

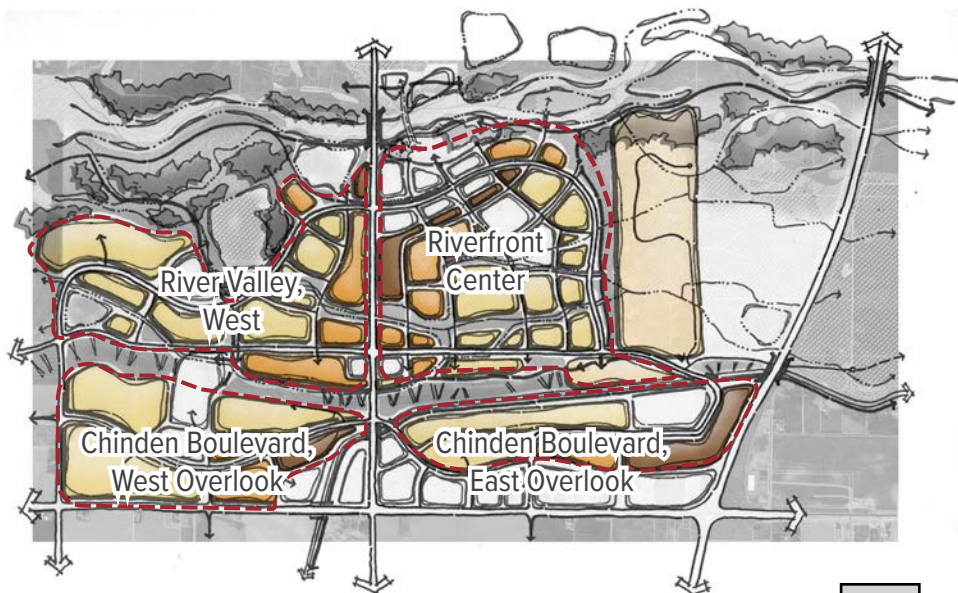
Estimated Residential Absorption Potential

Demand potential for the Subarea was estimated by looking at official regional population growth projections for small areas across a roughly five-mile radius from the Subarea. Together with Census-based inputs from ESRI (a demographic data provider) on income distribution and household sizes, we allocated the expected growth in households across product types and price points for 10- and 20-year forecast horizons. The Subarea was then assigned a reasonable range of attainable capture rates (basically market share). These low and high estimates are represented as annual absorption potential for different product types in the table above.

Housing Types

The mix of housing types included in the conceptual plan for the area is intended to draw upon the most likely and strongest sources of demand, with enough flexibility in the form of mixed-use designations to react to unexpected future shifts in preferences.

The Plan features four main neighborhood areas, with a slight majority of residential acreage devoted to the larger lot suburban densities



already typical in Star. Small to mid-size, moderately priced homes should remain the sweet spot of Millennial housing demand over the short- and mid-term horizon (approximately 1 to 7 years).

Somewhat larger and higher priced “estate residential” homes are part of the mix in the more interior neighborhood areas—likely to appeal most to the older half of Millennials and the smaller, but still active, 50-something Gen X cohort where family sizes and incomes are near their peak. Highest priced products are expected to draw value from bench overlook views and proximity to riverfront amenities.

Closer to arterial frontages of Star and Chinden, neighborhoods are shown as scaling up somewhat in density, especially around commercial areas. These neighborhood areas should draw heavily from Millennial home-buyers.

The most compact housing development is located at the envisioned Riverfront Center, and the Star/Chinden Mixed-use Gateway, and in the far southeast corner of the Subarea. Units in these areas are likely to include some two- to three-story condominium/townhome and rental apartment projects, with the potential for ground-floor retail. Zoning should include flexibility for live-work spaces with storefront ground floor space and living quarters upstairs.

This level of density will be needed to achieve the critical mass of activity and human-scaled street frontages that characterize typical, quaint Main Streets such as that envisioned for the Riverfront Center and other mixed used use areas. Flexibility in maximum allowances for density should be investigated, possibly in the form of density bonuses for proposed projects that meet higher thresholds of Main Street-friendly design standards.

General Housing Program By Neighborhood

Neighborhood	Overall Acreage	Density Range	Mixed-Use Housing	Potential Units (avg)
Chinden Boulevard, East Overlook	90	3 - 10+	250	950
Chinden Boulevard, West Overlook	130	3 - 10+	200	900
Riverfront Center	150	3 - 10+	300	1,150
River Valley, West	140	3 - 10+	-	750
Totals	510	-	-	3,750

Note: Riverfront/Main Street, and the Star/Chinden Gateway Mixed-use Areas will also have associated residential, included in the mixed-use housing column

Generational Drivers, Shifting Needs, and Disappearing Affordability

Americas two largest population “bulges” are **Millennials** (aged 25 to 40 as of 2021) and **Baby Boomers** (now 57 to 75), and their changing life-stages are the dominant factor in housing demand trends. With the heart of the Millennial cohort now in their early thirties, this group is driving most of the surge in starter home demand. Because a large portion of them delayed entering the for-sale market, that “natural” life-stage demand shift is coupled with additional pent-up demand. Meanwhile, housing affordability challenges have led to a prolonged stretch of above average multifamily rental demand, especially for younger Millennials still in their late twenties.

Boomers, on the other hand, are more of a mixed bag. As they now fully occupy the empty nester and retiree life-stage, many are opting to simplify and downsize their living arrangements, with increased demand for condos and other ownership attached products, along with a smaller portion shifting back to rentals (again, partly due to affordability issues). Yet another segment of Boomers are opting to hang onto the added breathing room in their now less-crowded, if oversized, houses (partly out reluctance to enter the skyrocketing housing market as a buyer once again.

Both **Millennials and Boomers** have shown greater awareness of, and preference for walkability and certain elements of traditional neighborhood design (alleys, sidewalks, smaller yards), though many are now coming to accept a more suburban take on those elements.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.

Implementation

- H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park to a future City of Middleton connection.
- I. Design parks that provide adequate green spaces and consider conservation of water in the design.

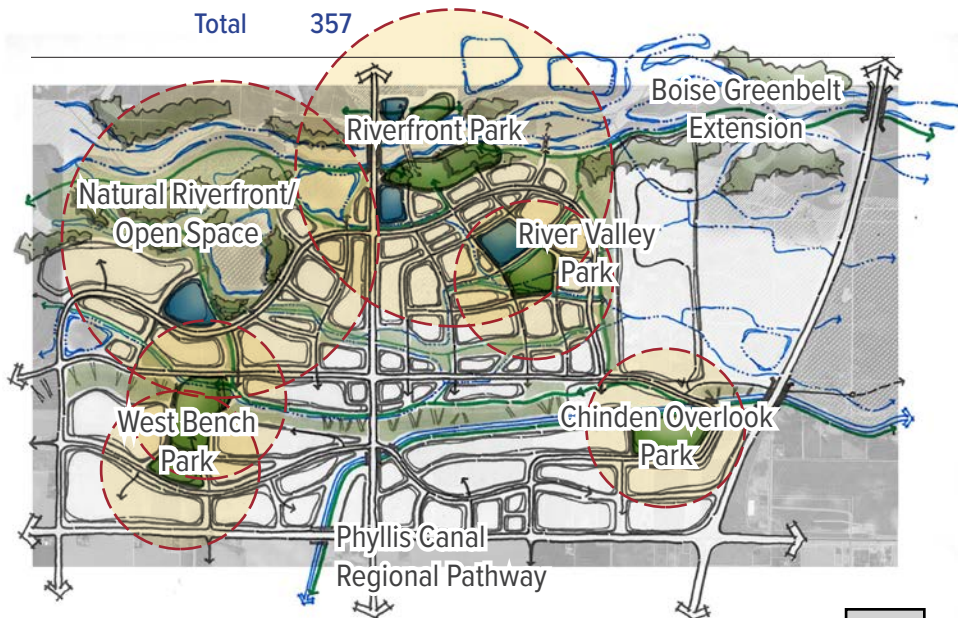
PARKS AND RECREATION FRAMEWORK

The Parks and Recreation Framework focuses on Boise River access, riverfront amenities, and extension of the Boise Greenbelt pathway system along the River and through the Riverfront Center/Main Street area. Four formal parks and one larger natural/open space preservation area have been identified for the system, and allows varying focal points and use as defined in the table below. Each park serves as a central unifying feature for the neighborhoods in the Subarea.

An internal off-street pathway network connects each park and neighborhood, mainly along existing water conveyance facilities. Two regional pathways connect the area to the larger region, through the Boise Greenbelt System, and along the Phyllis Canal. A north/south greenway area buffers new neighborhoods from existing rural neighborhoods. The framework map shows the park system along with a walkability radius of a 1/4-mile for most parks, and a 1/2-mile for the Riverfront Park and Natural Riverfront/Open Space.

General Parks Program by Park

Park	Acreage	Type/ Key Amenities
Riverfront Park	30	Amphitheater and open areas for markets, festivals; access to water recreation
River Valley Park	12	Neighborhood-scale open fields and playgrounds; community gardens
Chinden Overlook Park	20	Larger fields, dog parks, playgrounds
West Bench Park	35	Neighborhood-scale open fields and playgrounds; community gardens
Natural Riverfront/Open Space	260+	Naturalized pathways, boardwalks, educational interpretation, fishing access, wildlife viewing



NATURAL RESOURCES

The Subarea offers a unique chance to comprehensively plan a large, ecologically interconnected landscape to accomplish a new, sustainable pattern of growth that honors the surrounding natural resources associated with the Boise River.

The floodway includes the River and the area immediately adjacent that is the primary conveyance for floodwaters. It is the most dangerous part of the floodplain, needs to remain open and clear of obstructions. Federal and local regulations prohibit encroachments within the floodway that result in any increase in flood elevations. Future recommended land use in the floodway consists of natural trails, riverfront parks, and greenways that connect to parks and greenways throughout the Subarea. Obstructions such as buildings, fill, or structures that can trap debris should not be in the floodway. It is also recommended that the natural channel of the Boise River remain unchanged as much as possible.

The 100-year floodplain includes land outside of the floodway inundated during flood events with a 1% chance of occurring in any given year. Areas within the floodplain either convey or store floodwater depending on the surrounding topography. For example, when floodwaters approach a constriction in the river such as the Star Road bridge, eddies form outside of the main flow path upstream and downstream of the bridge. These areas are known as ineffective flow areas, and they store but do not convey flood water. Ineffective flow areas can also form in areas of the floodplain that cannot flow through back to the river due to the topography.

Development within ineffective flow areas of the 100-year floodplain, such as the locations designated for City Hall and MU development upstream of Star Road, will help minimize development impacts to flood conveyance. However, it is recommended for all development in the 100-

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives:

- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.

Implementation

- C. Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.



year floodplain that additional storage areas be set aside to compensate for the loss of flood storage volumes caused by development. This should occur on both on a site and regional scale where the parks and greenways provide compensatory flood water storage for the surrounding area and individual sites provide detention and/or retention for smaller storm events. Although the amount of land needed for compensatory flood storage and on-site detention will vary, it is generally recommended to set aside 10 to 20% of the land adjacent to the development for these purposes.

The 500-year floodplain includes areas of lesser flood hazard that generally have lower flood depths and velocities than areas within the 100-year floodplain. These areas are not considered "Special Flood Hazard Areas" and development is not required to be regulated by FEMA or the National Flood Insurance Program. Although the flood hazard is less, there is still chance of flooding and the same development recommendations that apply to the 100-year floodplain are suggested for the 500-year floodplain.

Other natural resources that should be considered include high groundwater and irrigation laterals that run through the Subarea. Irrigation laterals are important to preserve to support continued agriculture operations. High groundwater can preclude the development of structures with basements, but can provide an opportunity for creating ponds, wetlands, and other features that enhance the surrounding natural resources.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Water and sewer services are provided by the Star Sewer and Water District. The recent addition of the southern regional sewer lift station located west of Star Road and north of Joplin Road, as well as upgrades to the existing wastewater treatment membrane bioreactor facility will help ensure that the Subarea can be adequately served with sewer services. Wastewater from the Subarea will be collected in 8" to 18" diameter sewer mains that run to the new lift station. From the lift station, wastewater is pumped through a pressure sewer line to the Star wastewater treatment facility located north of the Boise River and south of West State Street.

The existing water system currently extends to a point along Star Road north of the Boise River and north of Coriander Lane. The future water system plans include serving the Subarea with 16", 12", and 10" water mains that would connect to the existing 12" main in Star Road. Other future water system improvements that will help provide adequate water supply to the Subarea include a booster station north of Chinden and east of Central Valley Expressway (SH 16) and additional wells located east and west of Star.

It is expected that the capacity of dry utilities, including electric and communications, systems can be expanded as needed to serve the SotR Subarea. Electric is provided by Idaho Power, telephone is provided by Century Link, and cable is provided by several companies including Cable One, Direct TV, and Dish Network. Natural Gas is provided by Intermountain Gas.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

Objectives

- A. *Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.*

Implementation

- B. *Adopt and implement guidelines and standards for energy conservation practices within city facilities.*
- C. *Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.*

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

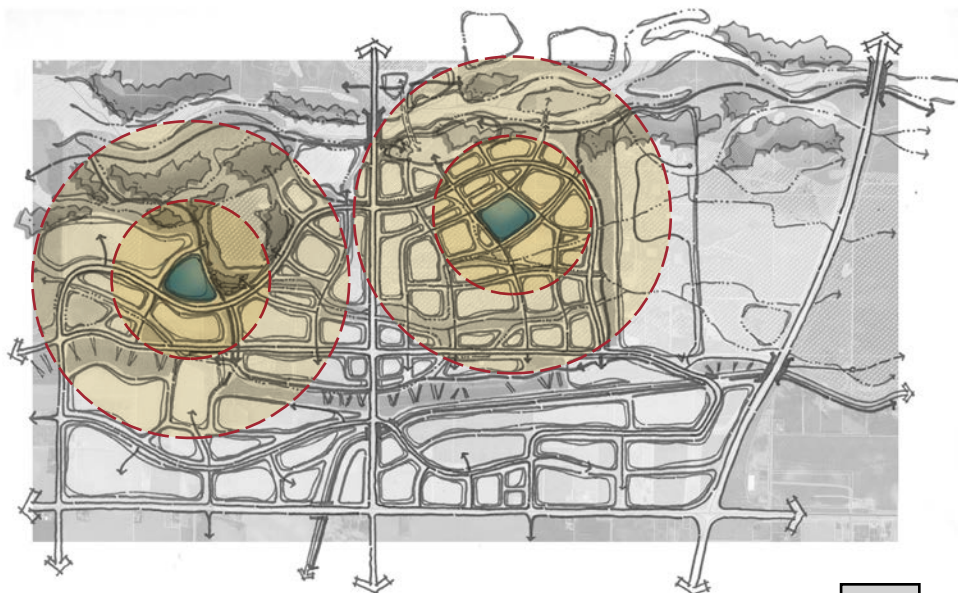
- B. *Work with the school districts to coordinate new school locations, which use existing or future city infrastructure.*
- C. *Where appropriate, the city and the school districts should share facilities.*
- L. *Locate elementary and middle schools within residential neighborhoods to facilitate walking and reduce bussing costs for the districts. It should be discouraged to locate elementary and middle schools on collector and arterial roadways as defined by the Regional Functional Classification Map. High schools may be located on arterials.*

SCHOOLS FRAMEWORK

Schools will need to be closely coordinated with West Ada School District, however the illustrative vision plan include potential locations for two elementary or middle school campuses within the area. Both locations are central to the River Valley and Riverfront Neighborhoods, and are located along local street networks as well as a robust off-street pathway system contributing to safe routes to school, as laid out within the Comprehensive Plan.

Both schools are also co-located with park and open space which could be shared with the school or designed and maintained by the City or homeowners association.

Each potential school location is identified in the framework map below, with 1/4-mile and 1/2-mile walk distance radii shown, with the coverage generally extending through the majority of the River Valley.



COMMUNITY DESIGN

The Subarea Plan expands the existing CBD to create an expanded Downtown for the City. The Subarea anticipates mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Architectural guidelines specific to the CBD to guide future development and create a sense of place and continuity throughout the CBD. These guidelines include architectural style, building design and materials, street frontages and pedestrian amenities, and site design. These character palettes are illustrated on the following pages.

Buildings throughout the CBD should anticipate mixed-use development with pedestrian-oriented commercial, retail, and office uses on the ground floor and residential uses on the upper floors. Wide sidewalks and ample pedestrian amenities are encouraged in the CBD to enhance walkability and encourage alternative modes of transportation. Buildings should be constructed of natural materials and colors, with metal and white being used to accentuate other materials.

Imagery Palette

Through the public open houses in April, attendees were asked to select the most appropriate imagery for four categories:

- » Riverfront Center
- » Housing and Neighborhoods
- » Community Recreation and Pathway Amenities
- » Character Features
- » Building Materials

The most selected imagery is included on the following pages and gives an idea of the overall character, and intent behind the South of the River Subarea Plan. Generally, the larger the image, the more often it was selected by respondents. Those images not selected by a majority of attendees have not been included in the associated imagery.

RELEVANT COMPREHENSIVE PLAN POLICY GUIDANCE

16.3 Goal *Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.*

16.4 Objectives

- B. *The city should set forth criteria for building design, landscaping, signage, and other aesthetic standards.*
- G. *Adopt an Architectural Overlay District for the CBD.*

16.5 Implementation Policies

- A. *Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.*
- G. *Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.*

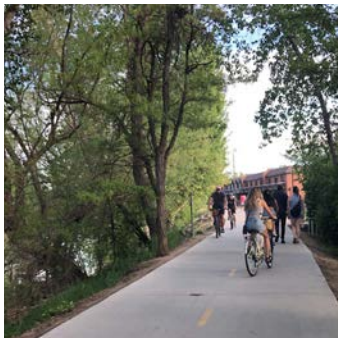
Riverfront Center Palette



Mixed use buildings overlooking the river, floodplains, and natural areas



Housing overlooking River, floodplains, natural areas, and floodplain mitigation areas



Greenbelt extension, integrated into commercial in the Riverfront Center



Amphitheater, gathering space and pedestrian bridge north to Riverhouse



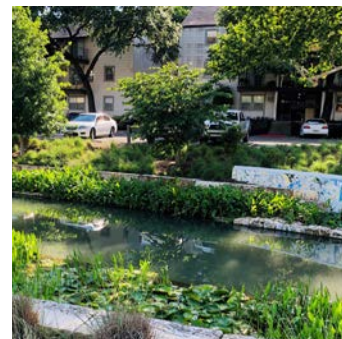
Recreational water activities within the River and associated ponds



Walkways and wayfinding



Pedestrian gathering spaces, wayfinding and public art



Housing and pathways along irrigation canals and waterways

Housing and Neighborhoods Palette



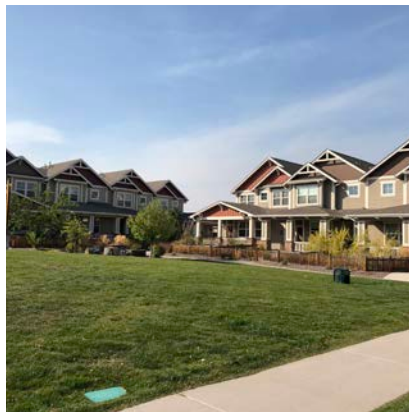
Large-lot, detached, single-family



Waterfront single-family



Clustered-density single-family



Detached, single-family, cottage courts



Thematic sitting areas blended with landscape



1-story, attached, single-family 4 to 8 units



2-story, attached, single-family townhomes



2-story live/work industrial residential

Community Recreation and Pathway Amenities Palette



Walks along irrigation laterals and ditches and secondary Riverways



Naturalized areas and boardwalks



Greenbelt extension and bridge connection to Riverhouse



Fishing access and fly-casting courses



Amenitized trailheads



Internal pathway system connecting to regional network



Equestrian trails



Interactive water features and splash pads



Festival and market areas



Amphitheater



Community gardens



Water recreation



Wildlife viewing



Recreation fields and courts



Recreation center



Public art and music

Character Features Palette



Outdoor dining



Planters and landscaping



Integrated xeriscape and native landscaping



Integrated seat walls in the public realm



Banner signage and wayfinding



Protective canopies



Recreation space integrated in commercial center



Streetscape pavers and planting

Building Materials Palette



Stone and timber



Mixed stone, metal, and wood



Modern rustic



Standard siding on themed building



Weathered wood



Weathered wood and stone



Stone siding with metal roof



Stucco mix with pitched roofs





Chapter 4 | Implementation Plan

PURPOSE OF AN IMPLEMENTATION STRATEGY

Realizing the Plan

How can the staff and leadership of Star best work to breathe life into the shared vision and stated community goals laid out for its South of the River Subarea? How to implement the Plan? The future land use map and illustrative vision plan in this document represent the first major step in that direction. Once adopted, these maps (or refined versions) will serve as the central guiding force in translating that vision into reality. All other implementation strategies and recommendations should, ideally, all be focused on helping to shape future development towards desired build-out.

Steady but Flexible

The future land use designations, illustrative plan, and frameworks are not set in stone. The future is full of uncertainty, with chances for unanticipated hurdles and opportunities at every turn. A plan with a multi-decade development horizon such as this must be flexible enough to react to those surprises, but compelling enough to serve as a steady guide and reminder of the key vision elements worked on and agreed to by the community's leaders and stakeholders at the outset.

KEY CHALLENGES

To lay out a workable approach for plan implementation, the City of Star must grapple with a few significant conflicts and issues inherent to its community history, makeup, and values. The challenges shown here may look like unresolvable conflicts between competing priorities, but for each one there is room for creativity and compromise to help move past it.

- » Needs of Existing Residents/Businesses vs. Major Blank-Slate Opportunity
- » Semi-Rural History vs. Urban Edge Location
- » Intense Growth Pressure vs. Need for Careful Planning
- » Shared Vision vs. Diverse Private Sector Owners/Developers
- » Desire for a Downtown vs. Aversion to Density

IMPLEMENTATION RECOMMENDATIONS

This Subarea Plan centers around the illustrative vision plan informed by input from a wide variety of disciplines, all designed to proactively guide development of Star’s southern growth area. Realizing that vision will take the community, the City, and its partners many purposeful and focused steps over the course of many years, the steps also are grouped by broad recommended phases:

- » Immediate, within 6 months
- » Short-term, 0 to 2 years
- » Medium-term, 3 to 7 years
- » Long-term, 8+ years

Implementation recommendations are organized across ten topic areas generally corresponding to the frameworks described in Chapter 3, plus an overarching General/ Administrative category. Because the topic areas are interrelated, some recommendations may apply to multiple sections.

Implementation Item	Responsibility	Time Frame
General Administration		
Formally adopt the SotR Subarea Plan, including its updates to the future land use map.	City Council	Immediate
Schedule periodic reviews of the Subarea Plan to assess implementation progress—annually or every two years—could be accomplished as part of some other staff/Council workshops. <ul style="list-style-type: none"> » Reviews should evaluate and troubleshoot progress being made towards the Plan vision. » As needed and appropriate, these reviews may result in recommended changes, potentially including Subarea Plan updates, amendments to governing regulations, or consideration of new or modified financing strategies. 	City Council, Planning	Short-term
Establish process to evaluate compliance of future Subarea development proposals across Plan topic categories – including recommended actions for non-compliance.	City Council, Planning	Short-term
Land Use		
Update the official Future Land Use map in the Comprehensive Plan per adopted SotR Plan.	City Council	Immediate
As annexation occurs, rezone parcels to align with the SotR Plan’s future land use and illustrative vision plan recommendations.	City Council	Short-term
Consider adding criteria for land use diversity . <ul style="list-style-type: none"> » Initial development activity is likely to naturally favor residential, but as the area enters the mid term the City may want to prioritize projects that include commercial or mixed-use so those key Plan elements are not overlooked. 	City Council	Medium-term

Implementation Item	Responsibility	Time Frame
Transportation		
<i>Coordinate with ACHD to add the planned collectors to the Master Street Map with the desired typologies.</i>	<i>Planning, City Engineer (partnering with ACHD, ITD as appropriate)</i>	<i>Immediate</i>
<i>Require future development in the Subarea to plan for the proposed transportation network.</i>	<i>Planning, City Engineer</i>	<i>Short- to Medium-term</i>
<i>Utilize alleys for development that fronts any of the proposed collector-level roadways to minimize the number of driveways onto these roadways.</i>	<i>Planning, City Engineer</i>	<i>Short- to Medium-term</i>
<i>Restrict cul-de-sac street design to only areas where it is impractical for a through street.</i>	<i>Planning, City Engineer</i>	<i>Short- to Medium-term</i>
<i>Consider electric vehicle charging stations for public parking areas or as a commercial development requirement.</i>	<i>Planning, City Engineer</i>	<i>Short- to Medium-term</i>
<i>Construct a bicycle/pedestrian bridge over the Boise River at the proposed Riverfront Park site.</i>	<i>Planning, City Engineer, Parks and Recreation</i>	<i>Short- to Medium-term</i>
<i>Plan for enhanced crossings of all collector roadways where path users must cross them.</i>	<i>Planning, City Engineer (partnering with ACHD, ITD as appropriate)</i>	<i>Short- to Medium-term</i>
<i>Cooperate with neighboring municipalities (especially Boise, Eagle and Meridian) to explore and encourage transit options serving the Plan area.</i> <ul style="list-style-type: none"> » <i>BRT/enhanced bus (or future driver-less-based technology) with service on Chinden and terminus park and ride facilities near Star Road could add convenience, reduce congestion and bring Canyon County commuters regularly into Star.</i> 	<i>Planning, City Engineer, with potential support from other departments</i>	<i>Short-, Medium- to Long-term</i>

Implementation Item	Responsibility	Time Frame
Consider one or more small off-street surface parking lots in the Riverfront Center portion of the Plan to be shared across potential public and private destinations.	Planning, City Engineer	Short-, Medium- to Long-term

Economic Development

Explore the creation of a Community Improvement District (CID) as a mechanism for funding infrastructure elements. <ul style="list-style-type: none"> » A CID could help to incentivize developers by providing tax benefits and preferable home pricing structure relative to development impact fees. 	City Council, City Engineer, outside consultants	Short- to Medium-term
Consider city-funded civic elements as potential catalysts to desirable private-sector development in the Riverfront Center area. <ul style="list-style-type: none"> » Could include City Hall relocation to amphitheater, fountain(s), splash park, public art, etc. 	City Council	Short- to Medium-term
As Riverfront Center private sector gains critical mass, consider creation of a Business Improvement District (BID) to coordinate and allocate payment for district upkeep and promotional events.	City Council, business owners	Long-Term

Housing

Consider possible density bonuses or other incentives for residential or mixed-use proposals that meet certain design/aesthetic standards.	City Council, Planning	Medium-term
---	------------------------	-------------

Parks and Recreation

As a top plan area priority, plan for public facilities that enhance the ability of Star residents and visitors to interact with and appreciate the Boise River. <ul style="list-style-type: none"> » Study capital and maintenance costs associated with major riverfront Plan elements. » Consider phasing of riverfront public facilities to keep pace with surrounding development, but strive for initial investments that help to strongly associate Star with the River. 	Parks and Recreation	Short-, Medium- to Long-term
Develop options, including cost and design considerations, for bike/pedestrian trail systems improvements and extensions, especially for those that complement Riverfront Center elements discussed above.	Parks and Recreation	Short-, Medium- to Long-term
Explore options and costs for extending bike/pedestrian trail facilities that connect the SotR Plan area with the Boise Greenway.	Parks and Recreation	Short-, Medium- to Long-term
Coordinate expansion of the Subarea’s internal parks, open/greenway areas and connecting trails to be consistent with surrounding development.	Parks and Recreation	Short-, Medium- to Long-term
In approximately 3 to 5 years, study usage patterns of Star’s parks and trail facilities (including those at the riverfront). <ul style="list-style-type: none"> » In Star, developers pay per-unit development impact fees (DIFs) to fund parks and recreation expansion, allocated in proportion to the increase in system demand those units generate—so this study will help ensure equitable cost sharing via development impact fees. 	Parks and Recreation	Medium- to Long-term

Implementation Item	Responsibility	Time Frame
Natural Resources		
Study hydrology, irrigation systems and elevation data to establish or revise floodplain designations and inform land use code elements addressing potential hazard	City Engineer, Developers (at development submittals)	Short-Medium-term
Review studies on the Boise River ecological system , supplementing as needed, to ensure that changes to the built environment—especially at the riverfront —work in harmony with those systems.	City Engineer	Short-Medium-term
Coordinate with the Treasure Valley Land Trust on preserved areas for conservation, floodplain mitigation, etc. along the Boise River.	City Engineer	Short-Medium-term
Public Services, Facilities, and Utilities		
Model future water, sewer, electrical power, and communications capacity and identify needed improvements for future development in the Area <ul style="list-style-type: none"> » Ensure that anticipated water and sewer facility needs are reflected in Star’s Capital Improvement Plan. 	City of Star Water and Sewer, City Engineer	Short-Medium-term
Review ability of existing funding mechanisms to equitably meet anticipated capital improvements needs based on above findings. <ul style="list-style-type: none"> » Consider alternate or complementary funding mechanisms such as a Community Infrastructure District (CID) that may be more attractive to developers. 	City Council, Planning, City of Star Water and Sewer, City Engineer	Short-Medium-term
Study feasibility of moving City Hall facilities to the proposed Riverfront Center area of the Plan. <ul style="list-style-type: none"> » Study should include project costs, traffic impacts, and potential funding sources, including possible sale of existing City Hall facility. » Relocation of those facilities would help to establish that area as a civic focal point, and association with Riverfront would contribute to positive branding of Star. 	City Council, Planning, City Engineer	Short-Medium-term
In conjunction with City Hall relocation or as stand-alone, consider construction of a public gathering space to anchor the Riverfront Center area. <ul style="list-style-type: none"> » Project should include lawn/plaza space for events such as periodic farmer’s markets and could feature outdoor amphitheater/band shell, fountain, splash park, etc. » Such projects are good candidates for partial charitable funding but could also consider developer contribution if project is likely to disproportionately benefit nearby private parcels. 	City Council, Planning, Parks and Recreation	Medium-term

POTENTIAL FUNDING MECHANISMS

Community Infrastructure District (CID)

CIDs allow property owners in Idaho to form a district boundary in which owners share costs for major district-wide infrastructure projects. A district can float bonds (not City-backed) which are repaid via tax-exempt assessments of members. It is important to set initial boundaries carefully so that cost-sharing is equitably tied to infrastructure benefits. CIDs can even be used to cover developer impact fee payments.

Development Impact Fee (DIF)

Idaho allows cities and counties to charge one-time DIFs on new construction, usually on a per-unit or per-square-foot basis, calculated to fairly distribute the costs of infrastructure. Jurisdictions can set their own rules for what costs are covered. Currently, Star collects DIFs to pay for infrastructure related to parks and recreation (while ACHD and ITD collect their own to cover major road costs).

Local Improvement District (LID)

An alternative to CIDs, LIDs also help owners share costs for mutually beneficial infrastructure. LIDs tend to be more project-specific, rather than covering a variety of costs within a large district. LIDs also allow for bonding, but lack the tax-exemption advantage of a CID.

Urban Renewal Authority(URA)/Tax Increment Financing (TIF)

URAs are popular in Idaho and elsewhere for addressing costs for certain public infrastructure and even some land assembly within a set district. Funding is via TIF, where the district is allowed to retain the increase (increment) in property taxes that occur within it. The URA/TIF arrangement can be more complex and politically challenging, in part because it requires an initial finding of blight within a district (more difficult on rural/agricultural land).

Business Improvement District (BID)

A BID can be formed in downtowns or similar areas where owners agree to pool funds, via annual assessment, for mutually beneficially maintenance and promotional costs. Such a structure is not appropriate yet in the Plan Area, but could be worth considering in the Riverfront Center area once development has gained sufficient momentum.

Proportionate Share

Proportionate Share is not technically a DIF, but with each new development submittal, ITD determines the effect and level of impact of that development. The developer then pays the City of Star directly at rates determined by ITD, and the City of Star holds these funds to pay for improvements, or to partner with ITD on combined and larger-scale facility improvements. A recent example of this cost-share option has been used on the State Street Widening Project.



BUTLER SPINK

ATTORNEYS AT LAW

JOANN BUTLER
208.388.1093
JBUTLER@BUTLERSPINK.COM

Via Email (jqualls@staridaho.org)

January 3, 2022

City of Star Mayor and City Council
c/o Jacob Qualls, City Clerk
10769 W. State Street
Star, ID 83669

**RE: Proposed South of the River Subarea Plan
Butler Spink Matter No. 23750.1**

Dear Mayor and City Council Members:

Our firm represents Jerry W. and Carleen R. Gage who own property at 8755 Joplin Road West, which property is within the area of the proposed South of the River Subarea Plan (“SOTR Plan” or “Plan”). Jerry and Carleen have lived in the community, at this location, for over 30 years and are well known to the folks who live in and around Star.

Over the years, the Gages, in addition to raising their two sons and now enjoying their grandchildren, have invited and engaged young people from across Canyon and Ada Counties to participate in 4H programs involving horse stewardship and ranching. The number of horses on the property are fewer these days, but Jerry and Carleen still ride and occasionally host farrier events. Recognition of the ranching and agricultural heritage of the community is important to the Gages.

Jerry and Carleen brought their business acumen from his years as a lineman and manager with the telephone company (AT&T through CenturyLink) and her years at Boise Cascade (Boise Inc. through Packaging Corp) to their endeavors. Since retirement, Jerry brought his teaching and master gardening skills to home and the community. Jerry has shared his gardening skills with many others, teaching numerous master gardening classes for Star Recreation. And, when he puts garden dirt aside, Jerry takes on the down and “dirty” competition as a Star Recreation softball league umpire.

Jerry and Carleen Gage love their community and look forward to continued involvement as Star develops into a balanced, small city in Idaho. Like many landowners, they have no plans to develop their property, but appreciate the proactive planning efforts undertaken by Star with the SOTR Plan. The Gages also want the City to appreciate their deliberate efforts to improve their property over the years, and not have those efforts misunderstood. Jerry’s green thumb skills are evident in the lovely, watered lawns and gardens found throughout the Gage property

January 3, 2022
City of Star Mayor and City Council
c/o Jacob Qualls, City Clerk
Page 2

- perhaps this is the reason that a planning consultant might have observed the property and made the assumption the Gages would develop their property as a park.

The Gages have some concerns with the concept renderings and the language of the Plan; they do not want the SOTR Plan to become a public statement that presumes their property will be developed as a park. The Gages believe their concerns can be addressed, with some minor text amendments to the proposed SOTR Plan, especially in connection with parks.

For background, as noted in the City’s existing Comprehensive Plan (updated in December, 2020), Star strives to reach a goal of 5 acres of park land for every 1,000 people residing in Star.¹ Based on the 162.30 park acres held by Star, and the 2020 population of 11,117 people, the City maintains a acreage ratio of approximately 14.57 acres per 1,000 in population, with a goal of 12.50 acres per 1,000 in 2040.² Star has, today, a tremendous base of park lands available for its existing citizens as well as the City’s future population.

We recognize the City’s park planning efforts appear to be moving away from a strict acreage/population ratio toward different standards based on different park types,³ which are likely to be explored in connection with Implementation Policy 13.5.C:

- C. Develop a Parks and Recreation Master Plan and included expected parks within the South of the River Subarea Plan.⁴

Assuming the proposed Comprehensive Plan is passed, with this letter, the Gages ask to be kept fully informed of the progress of the Parks and Recreation Master Plan, including the ability for them to participate in the planning process.

With regard to the SOTR Plan, our main concern remains that language in the Plan appears to elevate the guidance of the SOTR Plan incorrectly, illegally, to that of legally controlling zoning law, which could be interpreted to pre-ordain or pre-determine that the Gage property, and several other properties in the SOTR Subarea, will be set aside as public parks.⁵ Again, the

¹ See Star Comprehensive Plan, Section 13.2.6, page 128.
² Id. See, also, Chapter 13, Parks and Recreation, Proposed Comprehensive Plan being considered by the City for adoption on January 4, 2022 (“**Proposed Comprehensive Plan**”).
³ See, Proposed Comprehensive Plan, pp. 146 -147.
⁴ See, Proposed Comprehensive Plan, p. 152.
⁵ The Local Land Use Planning Act (“**LLUPA**”; Idaho Code Section 67-6501 et seq.) requires municipalities to adopt a comprehensive plan. A comprehensive plan, including Star’s Comprehensive Plan, establishes visionary and aspirational goals for the City. The Comprehensive Plan is a general guide to advise local governments when making future zoning and development decisions and does not operate as legally controlling

January 3, 2022
City of Star Mayor and City Council
c/o Jacob Qualls, City Clerk
Page 3

Gages are not intending to develop their property but, when and if they do, as the property owner they want to make sure there is no governmental assumption that the property will be developed as park land.

After a helpful meeting with the City’s planning staff last week, we have come to believe that this is not the intent of the Council, **and we ask the Council to confirm this at its next hearing.** Further, to ensure there is no confusion with future Councils, we believe a few text amendments make sense, along with some clarification in connection with discrepancies between tables found in the SOTR Plan. We have enclosed a “Summary of Proposed Text Amendments Request for Clarifications” for consideration and action by the Council.

We believe the clarifications and the minor text amendments will be helpful in ensuring that the SOTR Plan guides future development in the manner contemplated by the Local Land Use Planning Act.

We look forward to the Council’s hearing on January 4, 2022.

Sincerely,



JoAnn C. Butler

c (via email):

- Chris Yorgason (chris@yorgasonlaw.com)
- Ryan Field (rfield@staridaho.org)
- Shawn Nickel (Snickel@staridaho.org)
- Jerry Gage (jgage82040@q.com)
- Carleen Gage (carleengage@outlook.com)
- Emily Meuller (emily@markbottles.com)
- John Bottles (Jbottles@markbottles.com)
- Mark Bottles (mbottles@markbottles.com)

zoning law. See, Urrutia v. Blaine Cty, 2 P.3d 738 (2000); South Fork Coalition v. Board of Comm’rs of Bonneville Cty, 792 P.2d 882 (1990).

**SUMMARY OF PROPOSED TEXT CHANGES
REQUEST FOR CLARIFICATION
SOUTH OF THE RIVER SUBAREA PLAN DATED DECEMBER 7, 2021**

Submitted by Jerry and Carlene Gage

SOTR Plan Page No.	Comment/Proposed Text Amendment
2-4	<p>Page 2-2 of the SOTR Plan states:</p> <p>The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.</p> <p>To prevent conflict with this language, the “mandatory” language on page 2-4, more akin to ordinance language that is not appropriate in a plan, should be revised as:</p> <p>The Illustrative Vision Plan highlights <u>a visionary concept depicting the possible</u> distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.</p>
3-3	<p>Some clarification is needed regarding the “Future Land Use Program” table:</p> <ul style="list-style-type: none"> • There is an asterisk next to “Parks and Open Space” without an explanation as to what the asterisk relates. • 120 acres are proposed for Parks and Open Space for the Subarea. Given the 2,500 – 4,500 housing units the Subarea is anticipated to support,¹ using a generous average household size of 3,² the Subarea population is estimated at 7,500 and 13,500. <ul style="list-style-type: none"> ○ Using the SOTR Plan’s higher population estimate of 13,500, 120 acres of park land equates to 8.9 acres of park land per 1,000 people. ○ Is this a proposed goal for this Subarea? For all of Star? • Clarification is needed regarding the discrepancy between the park and open space acreage listed in this table and the acreage listed in the table found on page 3-10.
3-2, 3-5, 3-6, 3-8, 3-10 and 3-11	<p>We support the comment of an adjacent property owner who suggested that each conceptual rendering in the Subarea Plan contain a note to the effect that the rendering is conceptual in nature.</p> <p>For example, for the Parks and Recreation Framework rendering on page 3-10, we suggest:</p> <p>Note: the Parks and Recreation Framework is conceptual in nature. Final location, size, and design of included parks and pathways may differ.</p>

¹ See, SOTR Plan, p. 3-2, 3rd paragraph.

² The average size of household in Ada County prior to the 2020 census was 2.58. See, www.census.gov/quickfacts/fact/table/adacountyidaho,US/INC110219.



OATH OF OFFICE

Section 7, Item B.

OFFICIAL OATH

STATE OF IDAHO, _____ }SS
County of Ada & Canyon

I, Kevan Wheelock, do solemnly swear (or affirm, as the case may be) that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Council Member, of the City of Star, according to the best of my ability.

Signature

Date:

01/03/22

Subscribed and sworn to before me this 4 day of January, 2022.

City Clerk

Signature: _____



OATH OF OFFICE

Section 7, Item B.

OFFICIAL OATH

STATE OF IDAHO, _____ }SS
County of Ada & Canyon

I, David Hershey, do solemnly swear (or affirm, as the case may be) that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Council Member, of the City of Star, according to the best of my ability.

Signature

Date:

Subscribed and sworn to before me this 4 day of January, 2022.

City Clerk

Signature: _____

Certificate of Election

City of Star, State of Idaho

THIS IS TO CERTIFY, that at a General Election held in the City of Star, County of Ada & Canyon, State of Idaho, on November 2, 2021, David Hershey was duly elected to the office of Council Member for the City of Star for a term of 4 years, beginning January 4, 2022.

IN WITNESS WHEREOF, this certificate has been signed by the Mayor and Clerk of the City of Star, and its corporate seal has been hereto affixed on January 4, 2022.

Attest:

Clerk

Mayor

Certificate of Election

City of Star, State of Idaho

THIS IS TO CERTIFY, that at a General Election held in the City of Star, County of Ada & Canyon, State of Idaho, on November 2, 2021, Kevan Wheelock was duly elected to the office of Council Member for the City of Star for a term of 4 years, beginning January 4, 2022.

IN WITNESS WHEREOF, this certificate has been signed by the Mayor and Clerk of the City of Star, and its corporate seal has been hereto affixed on January 4, 2022.

Attest:

Clerk

Mayor

**CITY OF STAR
ORDINANCE PROPOSAL 2021.11.03.GEN_FINANCE**

GENERAL FINANCE PROVISIONS

**AN ORDINANCE ESTABLISHING GENERAL FINANCE PROVISIONS
CHAPTER 12, WITHIN TITLE 1 OF THE STAR CITY CODE; CREATING
SECTIONS; DESIGNATING OFFICIAL DEPOSITORIES; ALLOWING FOR THE
CHARGING OF CERTAIN FEES; REPEALING POLICIES IN CONFLICT;
CREATING FOR SEVERABILITY AND PROVIDING FOR A EFFECTIVE DATE.**

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in the State of Idaho, as follows:

SECTION 1: ADOPTION “CHAPTER 12 GENERAL FINANCE PROVISIONS” of the Star Municipal Code is hereby *added* as follows:

ADOPTION

CHAPTER 12 GENERAL FINANCE PROVISIONS(*Added*)

SECTION 2: ADOPTION “1-12-1: Official City Depositories” of the Star Municipal Code is hereby *added* as follows:

ADOPTION

1-12-1: Official City Depositories(*Added*)

- A. Designated: The following financial institutions are hereby designated as the official depositories for funds of the City:
 - 1. Local Government Investment Pool (LGIP)
 - 2. Idaho Central Credit Union (ICCU)
 - 3. First Interstate Bank (FIB)
 - 4. Zions Bank (ZIONS)
- B. Clerk / Treasurer To Deposit Or Invest: The City Clerk / Treasurer is hereby ordered, required and directed to keep all monies belonging to or in the care of the City Clerk / Treasurer in the depositories named in subsection A of this section; provided, however, when so authorized by the Mayor and City Council, said funds may be invested by the City Clerk / Treasurer in securities authorized by law.

SECTION 3: ADOPTION “1-12-2: Administrative Fees And Charges” of the Star Municipal Code is hereby *added* as follows:

ADOPTION

1-12-2: Administrative Fees And Charges(*Added*)

A. Definitions:

NOTARIAL ACT: Any official act performed by a notary public under the provisions of Idaho Code Section 51-107 as currently or subsequently adopted or changed.

PUBLIC RECORD: Any writing containing information relating to the conduct or administration of the public's business prepared, owned, used or retained by the City of Star, regardless of physical form or characteristics.

PUBLIC RECORD CERTIFICATION: Any public record in which the requestor has requested a statement from the City Clerk/Treasurer certifying the record to be a true and correct copy under seal of the City Clerk / Treasurer.

RETURNED FINANCIAL INSTRUMENT: Any financial instrument such as check or money order, debit or credit card transaction, automatic bank draft paid to the order of the City of Star which has been returned as uncollectible for any reason.

B. Identifying Fees And Establishing Charges:

1. Identifying Fees and Charges:

- a. Idaho Code Section 51-133 allows for a fee to be charged for a notarial act and the City wishes to provide notarial services for the community; and
- b. Idaho Code Chapter 74 allows for the public to examine, copy, request a certified copy(ies) of a public record held by the City upon receipt of a public records request, and shall not charge a fee with the exception(s) of Idaho Code Section 74-102(10)(b). The City wishes to recoup costs in processing and fulfilling public records requests for the public; and
- c. Idaho Code Title 28, Chapter 42, Part 3 allows for a dishonored check fee and from time to time, the City receives a financial instrument identified as uncollectible, and wishes to recoup the costs of processing said instruments.

C. Fees And Charges Established By From time to time, after appropriate public notice, the City Council may, by resolution, set fees for the items listing in subsection B of this section.

D. Statute References Cited:

[Idaho Code Title 51, Chapter 1](#) (Idaho Notary Public Act [Idaho Code Title 74, Chapter 1](#) (Public Records Act) [Idaho Code Title 28, Chapter 42, Part 3](#) (Dishonored

Check Fees)

SECTION 4: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 6: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication and signature of the Mayor according to law.

PASSED AND ADOPTED BY THE CITY OF STAR MAYOR AND CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Michael Keyes	_____	_____	_____	_____
David Hershey	_____	_____	_____	_____
Jennifer Salmonsens	_____	_____	_____	_____
Kevin Nielsen	_____	_____	_____	_____

Presiding Officer

Attest

Trevor Chadwick, Mayor, City of Star

Jacob M Qualls, City Clerk City of Star