

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 21, 2025 at 7:00 PM

1. **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.**
2. **CALL TO ORDER** – Welcome/Pledge of Allegiance
3. **INVOCATION** – Bishop Scott Snelders, Church of Jesus Christ of Latter Day Saints
4. **ROLL CALL**
5. **PRESENTATIONS**
 - A. **Ada County Victim Services Center CARES Program**
 - B. **Valley Regional Transit Letter of Support**
 - C. **Sports & Recreation Update**
 - D. **Police Chief Report**
 - E. **Fire Chief Report**
6. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Claims**
 - B. **Valley Regional Transit Letter of Support**
 - C. **Starpoinite Subdivision Vacation of Easements (VAC-24-05)**
 - D. **Milestone Ranch Subdivision #3 Vacation of Easement (VAC-24-04)**
 - E. **Legado Preliminary Plat Amendment/Private Street Findings of Fact/Conclusions of Law (PP-22-05 MOD/PR-24-05)**
7. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Clearwater Financial Impact Fee Agreement Addendum #3 (ACTION ITEM)**
8. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **PUBLIC HEARING: Development Agreement Modification - Garnet Subdivision (DA-23-01MOD)** The Applicant is seeking approval of a Development Agreement Modification to remove the 5-Lot Subdivision from the Agreement **(ACTION ITEM)**
 - B. **PUBLIC HEARING: Development Agreement Modification - 10206 W. State Street (DA-20-16 MOD)** The Applicant is seeking approval of a Development Agreement Modification to change the size requirement for commercial uses. **(ACTION ITEM)**
 - C. **PUBLIC HEARING: State & Main Streets Multiple Use Development Conditional Use Permit (CU-24-07)** The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 9,900 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho, and consists of .95 acres. **(ACTION ITEM)**
9. **ADJOURNMENT**



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- 10.** 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

- 11.** 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
**VICTIM SERVICES
CENTER**

Empowering Victims, Supporting Survivors

Our Mission

Partners collaborating to provide medical and mental health care, legal and financial advocacy, and justice for crime victims and their families.

R

Respect

I

Integrity

S

Service with
Compassion

E

Excellence

Our Vision

Ada County Victim Services Center is a safe place where victims and their families are treated with dignity and respect and where they receive comprehensive, compassionate, and healing services.

Who do we help?

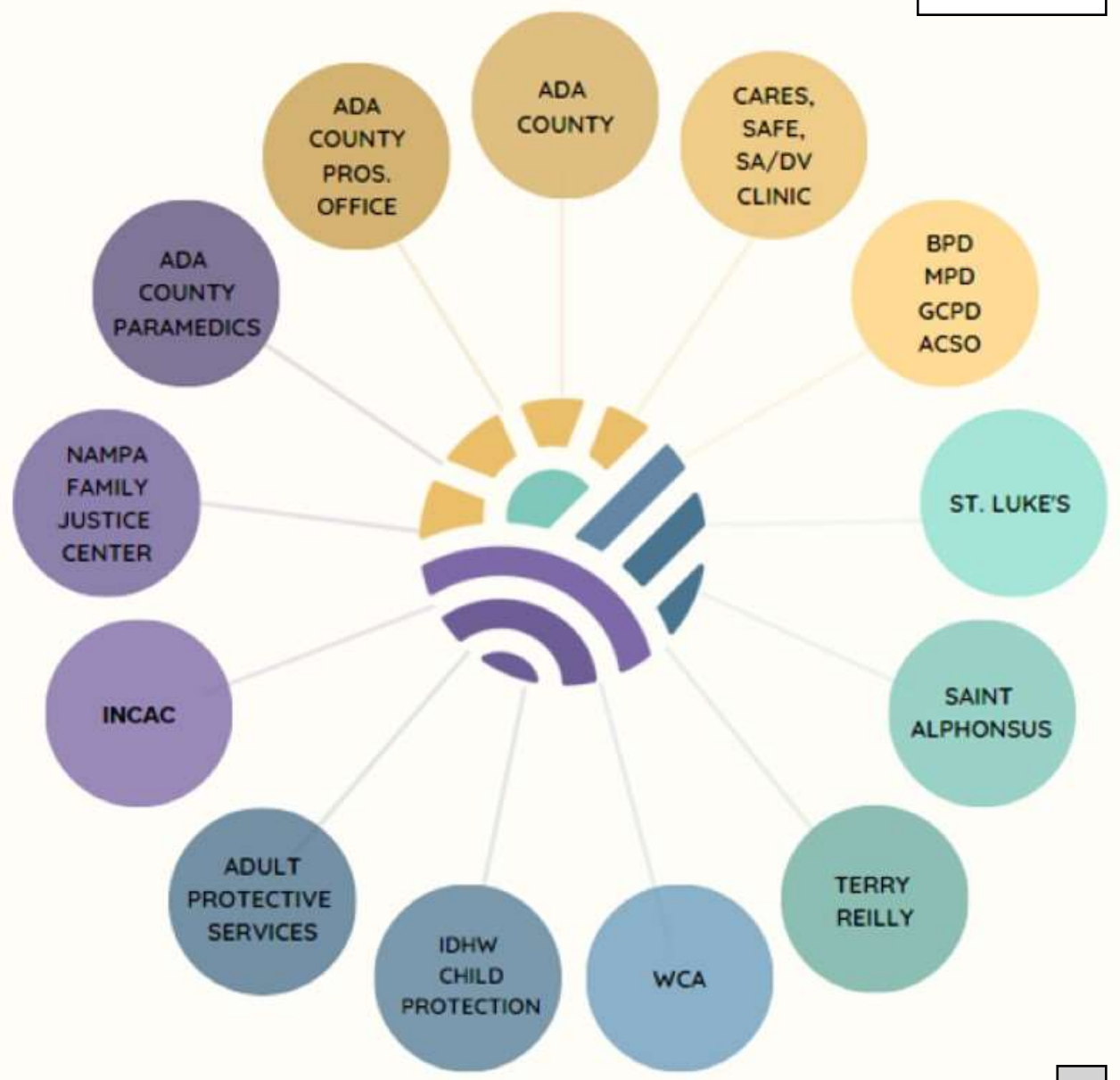
We provide services, supports and resources to survivors of:

- Sexual Assault
- Domestic Violence
- Child Abuse
- Elder Abuse
- Human Trafficking
- Stalking



Since 2006...

Our center is a collaboration of partners with a shared goal of providing the support and resources victims and survivors of interpersonal crime need, when they need it.



Our Services

- Medical Forensic Exams
- Law Enforcement Support
- Criminal Case Orientation
- Safety Planning
- Protection Orders
- Case Management
- Crisis Counseling
- Legal Aid Prefiling Workshops
- Basic Necessities Support
- Court Advocacy
- Community Outreach



Section 5, Item A.



Additional Resources

We provide tangible resources to victims/survivors on an case by case basis, depending on their needs, including access to:

- Emergency Hotel Stay
- Transportation
- Gas cards
- Grocery cards

Accessing Services

Walk-ins are welcome but may have wait times if partners are unavailable.

To schedule, call (208) 577-4400.

Open 24/7 for medical forensic exams and law enforcement reporting.

You can visit by:

- Walking in for an intake
- Calling to schedule
- Getting a referral from law enforcement, a healthcare provider, or Health and Welfare



Questions?



Ada County Victim Services Center



acvscenter



<Date>

Secretary of Transportation
Office of the US Secretary of Transportation
United States Department of Transportation
1200 New Jersey Ave SE
Washington D.C. 20590

Dear Secretary:

I am writing on behalf of **AGENCY** in support of State Street Complete Corridor Design Project through funds from the Rebuild American Infrastructure with Sustainability and Equity (RAISE) Grant Program.

AGENCY is proud to partner with Valley Regional Transit on this grant application. The **AGENCY** looks forward to working with VRT in designing a complete corridor that addresses critical issues for corridor design and function and connects roadway and transit investments.

This project is the culmination of more than a decade of sustained coordinated effort by agencies along the corridor. It is time to move toward final design on the segments identified.

With the continued growth in the northern part of the Treasure Valley, a complete corridor design will have an immediate impact on public and private investments and move the region closer to realizing its full vision of a multi-modal State Street corridor that provides smooth transitions between jurisdictions for a seamless travel experience.

By connecting over 14,000 people extending from 18th Street to Old Horseshoe Bend Road addressing critical infrastructure gaps, resolve long standing drainage issues, and utility conflicts and connect previous investments to non-motorized, pedestrian and transit it will allow the agencies to move more quickly into construction of long-needed projects.

Specifically, **this project will...help move the corridor implementation forward and allow extension to the west more quickly.**

AGENCY strongly supports the regional vision for the State Street corridor and urges appropriation for this project.

Sincerely,

Name
Title
Agency

State Street RAISE Grant Support

Elaine Clegg



State Street Design Federal Funding Opportunities RAISE Grant

Why Corridor Design?

- Speed delivery of complete corridor
- Shovel readiness as funding opportunities arise
- Speed up option to extend west

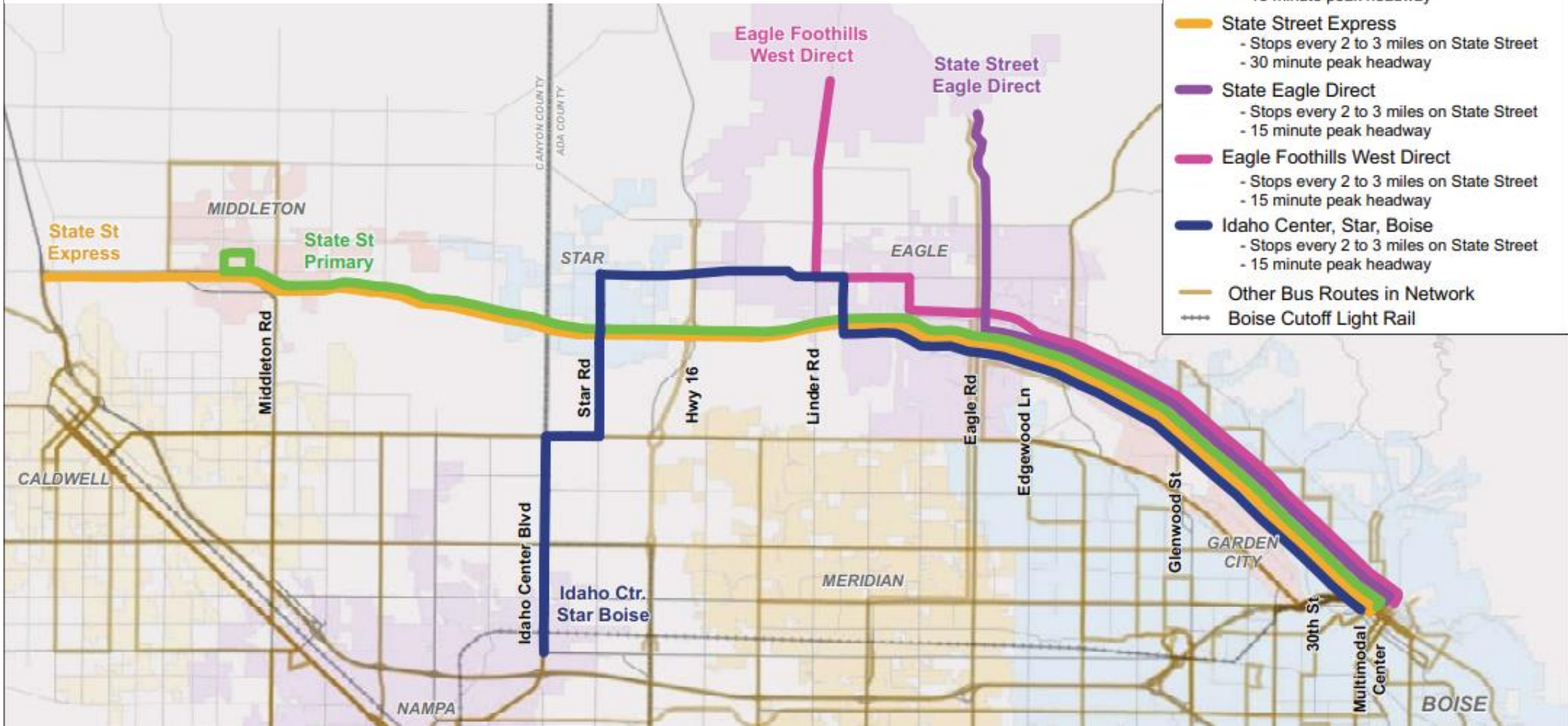


Complete Corridor Boise to Middleton

State Street Routes and Characteristics

Section 5, Item B.

- █ **State Street Primary**
 - Stops every 1/2 to 1 mile on State Street
 - 15 minute peak headway
- █ **State Street Express**
 - Stops every 2 to 3 miles on State Street
 - 30 minute peak headway
- █ **State Eagle Direct**
 - Stops every 2 to 3 miles on State Street
 - 15 minute peak headway
- █ **Eagle Foothills West Direct**
 - Stops every 2 to 3 miles on State Street
 - 15 minute peak headway
- █ **Idaho Center, Star, Boise**
 - Stops every 2 to 3 miles on State Street
 - 15 minute peak headway
- █ **Other Bus Routes in Network**
- - - - **Boise Cutoff Light Rail**



State Street Today

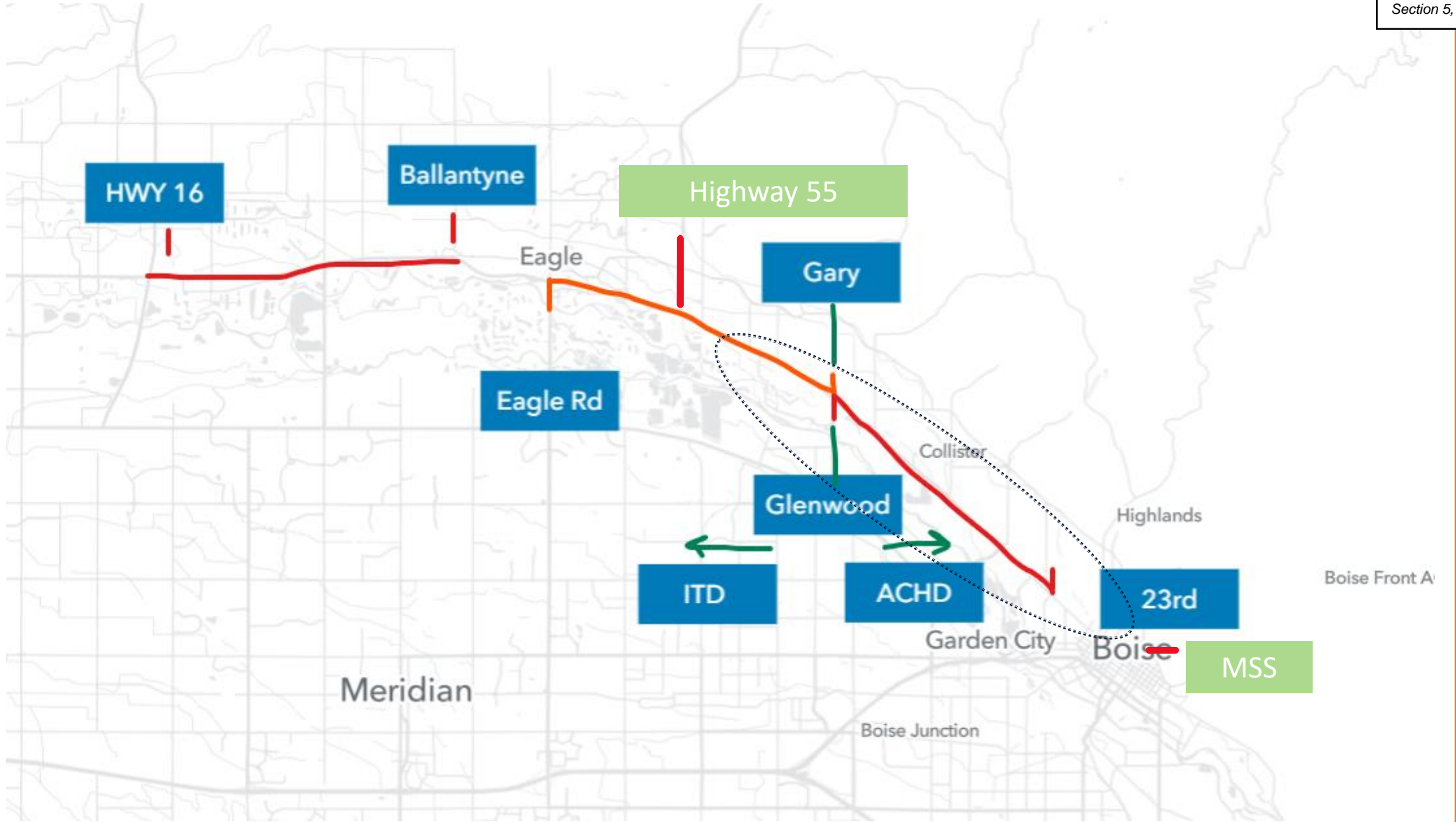
- Guided by the updated State Street Transit and Traffic Operations Plan (TTOP)
- Active service and infrastructure improvements between 18th St. and Gary Lane
 - Rebuilt some major intersections in that section
 - Redevelopment occurring according to TOD plan
 - Transit service levels amenity improvements underway
- Challenges between 18th St. and Gary Lane
 - Interstitial segments not designed, most not funded, development projects needs unclear
 - Construction funding unprogrammed
 - Non-motorized and transit amenities in limbo



Complete Corridor design from 18th to Old Horseshoe Bend Road:

- Define right of way/property lines for future 5-7 lanes in the corridor
- Provide Developers and agencies an accurate build to or setback line
- Assist current design and construction projects to locate multi-use paths , sidewalks, and curbline
- Prepare this section of corridor for construction funding
- Facilitate coordinated, seamless infrastructure between users and needs in this section
- Prepare corridor for future extension west





State Street RAISE Planning Grant

- Planning Grant for Design
 - Target Jan. 30th 2025 Deadline
 - \$5 - \$6.6 million
 - \$1 million match if needed
 - VRT to be lead applicant
- Details: Planning area includes 18th to Old Horseshoe Bend Rd. w/segments:
 - Whitewater to near Glenwood
 - 18th to Whitewater
 - Glenwood Intersection
 - Saxton to Old Horseshoe Bend



Grant Writing Process

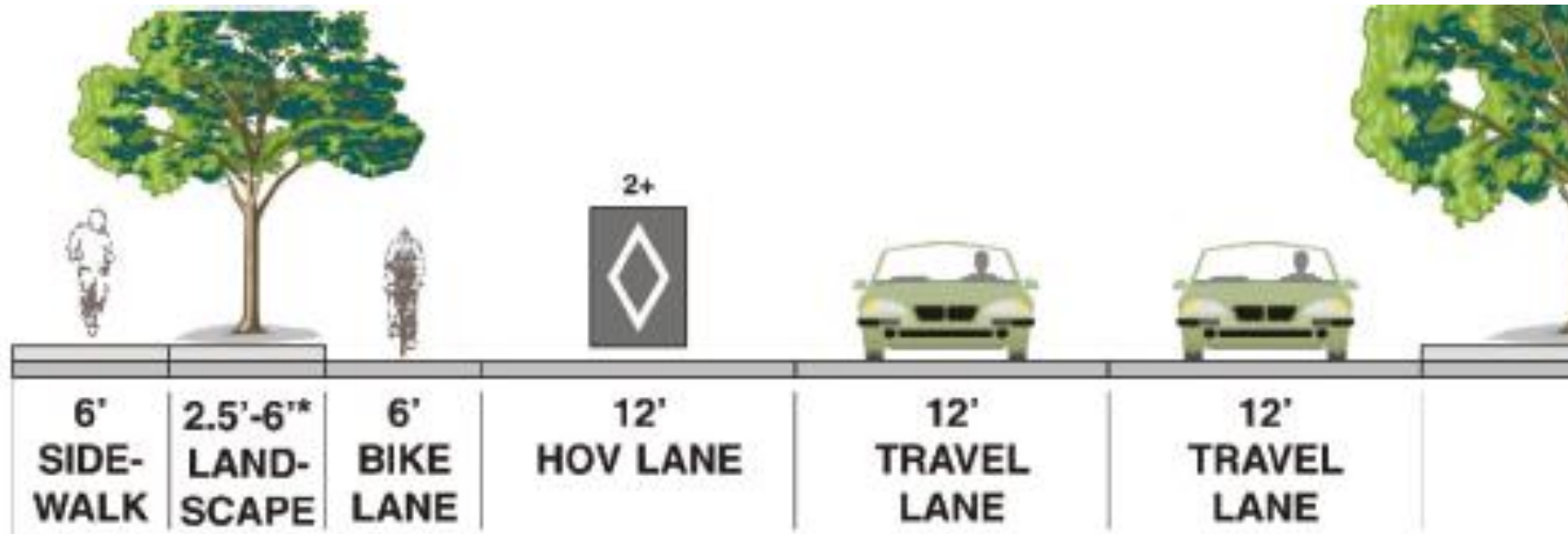
Grant Writing Process

- VRT hire a consultant
- Reconvene Technical/Executive team
- Provide data develop draft
- Review draft, finalize
- Begin collecting letters of support from agencies
- Compile plans and studies that provide reference
- Send application



What we are asking for Today, Why

- Letter of support for planning grant
- Speed delivery of transit corridor
- Prepare corridor for future extension west
- Recognition of opportunities VRT can bring for infrastructure projects






Thank you.



Elaine Clegg

CEO

208-258-2712 
eclegg@rideVRT.org 






December 2024 Police Report

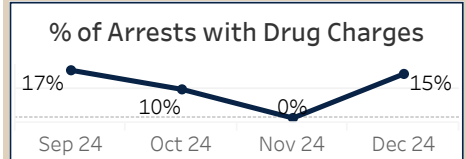
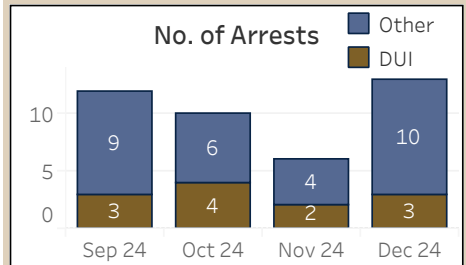
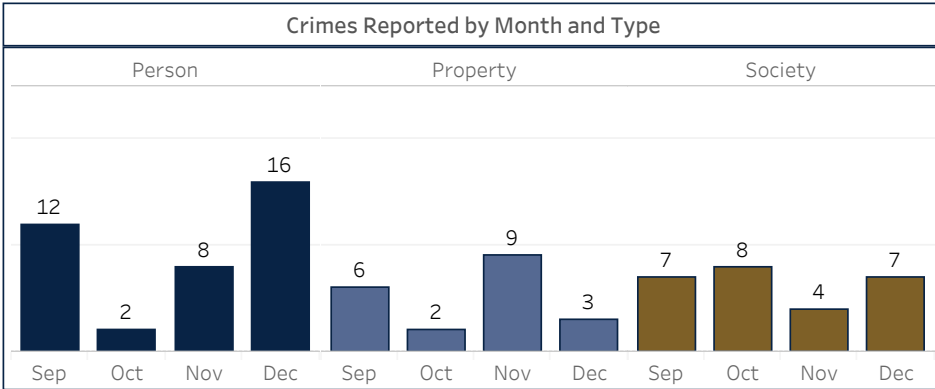
Release Date 2025-01-14

Offenses Reported¹

Types	2021	2022	2023 ²	2024*
Person	74	110	96	96
Property	59	92	117	64
Society	52	67	134	94
Total Crimes	185	269	347	254
Crimes/1,000 Pop	13.8	17.7	19.6	

Case Report Types

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



Police Activity³

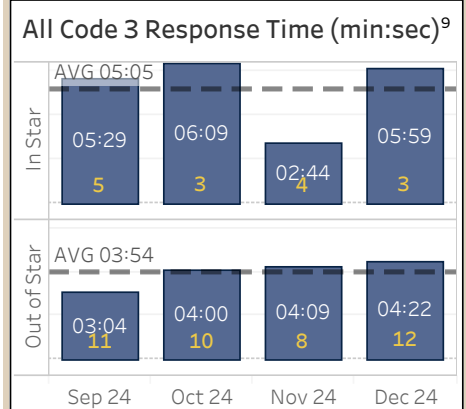
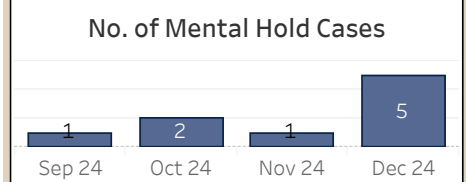
	2024 Monthly Avg ^{4,**}	Sep 24	Oct 24	Nov 24	Dec 24	December 2023
Citizen Calls for Service (CFS)	310	350	318	318	297	255
Proactive Policing	1,818	1,570	1,825	2,097	2,080	1,341

Citations⁸

	Sep 24	Oct 24	Nov 24	Dec 24
Infraction	36	30	47	59
Misdemeanor	13	11	19	9

Select Call Types

	2024 Monthly Avg ^{4,**}	Sep 24	Oct 24	Nov 24	Dec 24	December 2023
Crash Response	32	38	26	33	36	27
Crisis/Mental Health ⁵	11	8	9	8	9	10
Domestic Violence	5	6	2	6	11	4
Juvenile Activity	17	18	19	19	12	12
Location Checks ⁶	356	263	282	433	442	322
Property Crime Calls ⁷	16	20	18	20	11	20
School Checks	42	44	50	36	54	37
Traffic Stops	324	284	261	315	348	279
Welfare Checks	21	19	16	22	25	16



¹Offense Reports are compiled from NIBRS RMS. ²Counts updated to reflect NIBRS audit update. ³Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. ⁴Monthly averages are based on all prior months of the current year. ⁵Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. ⁶Location checks include Construction Site, Property, and Security checks. ⁷Property Crime Calls include Theft, Vandalism, Burglary, Fraud. ⁸Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. ⁹Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response. *Total counts may change pending review of year-end totals. to be finalized on the 2024 annual report. **Now includes complete July counts.



Vendor Name	Doc #	Invoice #/Description	Date	Warrant	Amount	Inv Date	Period	Fund	Org	Account	Object
A & B LOCK AND KEY	CL 4495	65418 Keys Duplicated	12/13/24	-99440	70.00	12/10/24	12/24	10	557	41540	434
A & B LOCK AND KEY	CL 4580	65333 Arrow Entry Lever	01/13/25	-99395	245.00	11/08/24	1/25	10	557	41540	434
ACTION PLUMBING	CL 4507	3189 Parts for Sloan Valves	12/19/24	23737	447.87	12/16/24	12/24	10	554	41540	434
ACTION PLUMBING	CL 4582	3214 Replaced Toilet at Riverhouse	01/13/25	23771	610.00	01/02/25	1/25	10	554	41540	434
ADA COUNTY HIGHWAY DISTRICT	CL 4479	18893 ACHD Impact Fees Nov 202	12/13/24	-99437	321,355.00	11/30/24	11/24	10	0	40000	791
ADA COUNTY HIGHWAY DISTRICT	CL 4566	18907 ACHD Impact Fees Dec 202	01/09/25	-99399	264,093.00	12/31/24	12/24	10	0	40000	791
ADA COUNTY LANDFILL	CL 4475	47507 Landfill Fees	12/12/24	23728	20.48	12/04/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	55862 Landfill Fees	01/02/25	23755	21.76	12/24/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	55348 Landfill Fees	01/02/25	23755	39.36	12/23/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	52749 Landfill Fees	01/02/25	23755	18.88	12/16/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	55134 Landfill Fees	01/02/25	23755	43.52	12/21/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	54220 Landfill Fees	01/02/25	23755	15.00	12/19/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4546	54949 Landfill Fees	01/02/25	23755	19.84	12/21/24	12/24	10	0	41595	831
ADA COUNTY LANDFILL	CL 4581	58839 Landfill Fees	01/13/25	23772	15.00	01/04/25	1/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 4581	57102 Landfill Fees	01/13/25	23772	15.00	12/30/24	1/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 4581	57643 Landfill Fees	01/13/25	23772	24.64	12/31/24	1/25	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL 4482	Dec 2024 Prosecutions Contract	12/12/24	-99447	3,541.90	11/25/24	12/24	10	0	41300	327
ADA COUNTY PROSECUTORS OFFICE	CL 4579	Jan 2025 Prosecutions Contract	01/13/25	-99396	3,541.90	12/26/24	1/25	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL 4584	122528 Police Services Jan 2025	01/13/25	-99394	301,181.48	01/10/25	1/25	10	0	42110	365
ADA COUNTY TREASURER	CL 4497	Parcel # R9323630315	12/13/24	23738	8.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R7686170010	12/13/24	23738	7.50	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R7686170020	12/13/24	23738	8.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # S0407142050	12/13/24	23738	11.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # S0417323485	12/13/24	23738	7.50	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # S0408223363	12/13/24	23738	15.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R9304760020	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # S0417323480	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R4239262360	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # S0417212400	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R1842701921	12/13/24	23738	8.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R1842701985	12/13/24	23738	9.50	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R1842701320	12/13/24	23738	7.50	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R1842701951	12/13/24	23738	8.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300010	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300020	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300420	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300410	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300400	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300380	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ADA COUNTY TREASURER	CL 4497	Parcel # R3825300390	12/13/24	23738	7.00	11/15/24	12/24	10	0	47500	500
ALBERTSONS	CC 87	CC-87 Gift Cards	12/23/24	-99423	450.00	12/11/24	12/24	10	0	45050	585
ALBERTSONS	CC 87	CC-87 Gift Cards	12/23/24	-99423	900.00	12/11/24	12/24	10	0	45050	585
ALEXIS DANIBLE	CL 4578	Refund DA-MOD-23-01	01/13/25	23773	800.00	01/06/25	1/25	10	0	40700	885
ALYSON LIKES	CL 4533	Dec 2024 Rise HIIT Instruction	01/02/25	23749	105.00	12/30/24	12/24	10	158	44022	352
ANNIE PEW	CL 4583	Before/After School Supplies	01/13/25	23774	133.10	01/10/25	1/25	10	101	44022	611
ANNIE PEW	CL 4583	HALO Event Supplies	01/13/25	23774	454.44	01/10/25	1/25	10	0	47001	594
ANNIE PEW	CL 4583	Parent Night Out Supplies	01/13/25	23774	25.41	01/10/25	1/25	10	107	44022	611
ANNIE PEW	CL 4583	Employee Recognition Supplies	01/13/25	23774	450.75	01/10/25	1/25	10	0	44022	690
ASSOCIATION OF IDAHO CITIES	CL 4486	200012491 Fall District Registration	12/13/24	-99438	75.00	10/08/24	10/24	10	0	41740	560
BILLS MACHINE SHOP	CL 4512	24-1908 Pavilion Maintenance Shed	12/19/24	-99430	777.48	12/09/24	12/24	10	0	45100	738
BILLS MACHINE SHOP	CL 4547	24-1991 Freedom Prk Engineering	01/02/25	-99408	2,000.00	12/05/24	12/24	10	0	45100	747
BILLS MACHINE SHOP	CL 4585	25-1020 Handrail City Hall	01/13/25	-99393	796.74	01/06/25	1/25	10	555	41540	434
BILLS MACHINE SHOP	CL 4585	25-1019 Glass DMV Office	01/13/25	-99393	5,913.87	01/06/25	1/25	10	0	45110	719
BOISE VALLEY ECONOMIC PARTNERSHIP	CL 4514	5831056 BVEP Dues 2/1/24 to 1/31/25	12/20/24	23739	2,500.00	12/18/24	12/24	10	352	48990	570
BORK ROOFING	CL 4586	Refund - permit incorrect	01/13/25	23775	185.00	01/09/25	1/25	10	0	40700	884
BSN SPORTS	CL 4498	928017548 Soccer Equipment	12/13/24	-99436	1,272.59	12/04/24	12/24	10	230	44021	612
CANON FINANCIAL SERVICES, INC	CL 4504	36895291 Leases for 2 Copiers	12/19/24	-99435	256.24	12/13/24	12/24	10	0	42200	374
CANON FINANCIAL SERVICES, INC	CL 4591	37575969 Leases for 2 Copiers	01/13/25	-99391	256.24	01/12/25	1/25	10	0	42200	374
CANYON COUNTY CLERK	CL 4567	Dec 2024 Prosecution Services	01/09/25	23765	100.00	01/06/25	12/24	10	0	41300	328
CATHOLIC CHARITIES OF IDAHO	CL 4571	Riverhouse Deposit Refund	01/09/25	23776	500.00	01/06/25	1/25	10	0	40700	882
COUNTRY TIME ASSISTED LIVING	CL 4587	Riverhouse Deposit Refund	01/13/25	23777	500.00	01/08/25	1/25	10	0	40700	882
DANA PARTRIDGE	CL 4483	Services 11/29/24 to 12/12/24	12/12/24	-99446	3,277.20	12/12/24	12/24	10	0	41740	565
DANA PARTRIDGE	CL 4518	Services 12/13/24 to 12/19/24	12/20/24	-99428	1,915.99	12/20/24	12/24	10	0	41740	565
DANA PARTRIDGE	CL 4530	Services 12/20/24 to 01/02/25	01/02/25	-99418	2,799.94	01/02/24	12/24	10	0	41740	565
DENIELLE REDONDO	CL 4562	Dec 2024 Barre Instruction	01/06/25	-99401	364.00	12/30/24	12/24	10	156	44022	352
DEX IMAGING	CL 4505	AR12460407 Monthly Copier Lease	12/19/24	-99434	221.94	12/17/24	12/24	10	0	42200	374
ECI CONTRACTORS	CL 4540	Dec 2024 Electrical Inspection	01/02/25	-99413	18,782.25	12/31/24	12/24	10	0	40500	454
ENVIRONMENTAL SYSTEMS RESEARCH INSTITU	CL 4575	94705834 GIS Annual Subscription	01/10/25	23768	765.00	04/15/24	12/24	10	0	42200	372
FATBEAM LLC	CL 4588	51413 Fiber Optic Internet Service	01/13/25	-99392	3,987.50	01/01/25	1/25	10	0	41100	419
FISHER'S TECHNOLOGY	CL 4594	1435188 Copier City Hall	01/13/25	-99388	72.92	01/02/25	1/25	10	0	42200	374
FISHER'S TECHNOLOGY	CL 4594	1435189 Copier Rec Center	01/13/25	-99388	121.55	01/02/25	1/25	10	0	42200	374
GAMEFACE ATHLETICS	CL 4476	320535 Popup Tent Case	12/13/24	-99450	120.00	12/10/24	12/24	10	0	45000	598
GAMEFACE ATHLETICS	CL 4476	320476 Shirts - Freedom Pk Volunteers	12/13/24	-99450	28.00	10/08/24	12/24	10	0	41590	615
GAMEFACE ATHLETICS	CL 4593	320991 Basketball Uniforms	01/13/25	-99389	16,972.15	01/10/25	1/25	10	241	44021	615
GARRETT PARKS AND PLAY	CL 4477	3976 Pavillion Park	12/12/24	23729	315,612.23	11/12/24	12/24	10	0	45100	738
GEM STATE PAPER & SUPPLY COMPANY	CL 4494	3099099 Air Freshener	12/13/24	-99441	36.24	12/11/24	12/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL 4553	3099920 Cottonelle Bath Tissue	01/03/25	-99407	176.76	12/23/24	12/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL 4592	3100214 Janitorial Supplies	01/13/25	-99390	1,763.82	01/08/25	1/25	10	553	41540	434
GREYLOCH	CL 4549	6713 Riverhouse Closet	01/03/25	23756	2,088.42	12/31/24	12/24	10	0	45100	753
GREYLOCH	CL 4549	6711 Clerks Office Remodel	01/03/25	23756	18,539.06	12/31/24	12/24	10	720	45110	755
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4478	*1336-001 Plugs for Christmas	12/12/24	-99449	27.00	12/04/24	12/24	10	57	45000	598
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4478	*6760-002 Plugs for Christmas	12/12/24	-99449	27.00	12/06/24	12/24	10	57	45000	598
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4478	*8431-001 Sign Lights	12/12/24	-99449	271.09	12/05/24	12/24	10	0	45100	753
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4478	*6760-001 Christmas Lights	12/12/24	-99449	828.30	12/06/24	12/24	10	57	45000	598
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4478	*7115-001 Christmas Lights	12/12/24	-99449	1,079.04	12/07/24	12/24	10	57	45000	598
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4506	*6760-003 LED Lights	12/19/24	-99433	404.64	12/17/24	12/24	10	57	45000	598
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4506	*9967-001 Cords	12/19/24	-99433	56.99	12/17/24	12/24	10	57	45000	598

HERITAGE LANDSCAPE SUPPLY GROUP	CL	4506	*4251-001 PVC Conduit/Bushings	12/19/24	-99433	73.56	11/25/24	12/24	10	556	41540	434
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4506	*3350-001 Cords and Plugs	12/19/24	-99433	83.99	11/22/24	12/24	10	57	45000	
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4554	*3900-001 Pro Landscape Fabric	01/03/25	-99406	220.48	12/23/24	12/24	10	0	45100	
HIGHWAY DISTRICT NO. 4	CL	4502	HD4 Interest	12/19/24	23740	8.47	10/31/24	12/24	10	0	47500	501
HIGHWAY DISTRICT NO. 4	CL	4502	HD4 Property Tax	12/19/24	23740	38.14	10/31/24	12/24	10	0	47500	501
HIGHWAY DISTRICT NO. 4	CL	4502	HD4 Penalty	12/19/24	23740	0.77	10/31/24	12/24	10	0	47500	501
HORIZON	CL	4576	3L243170 Small Engine Repair	01/10/25	23769	274.94	12/17/24	12/24	10	0	41580	449
IDAHO POWER COMPANY	CL	4511	0033022563 10775 W State St St	12/19/24	-99431	109.11	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022576 11225 W Blake Dr Bl	12/19/24	-99431	145.58	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022589 10769 W State St CT	12/19/24	-99431	593.45	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022554 1250 N Star Rd HC P	12/19/24	-99431	80.38	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022594 1000 S Main St Pump	12/19/24	-99431	43.32	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022596 Blake Park Sprinkle	12/19/24	-99431	3.66	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022592 1300 N Star Rd HC E	12/19/24	-99431	60.33	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030943198 11665 W State St 41	12/19/24	-99431	9.14	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0033207655 11665 W State St A1	12/19/24	-99431	203.12	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030885171 11665 W State St C	12/19/24	-99431	174.53	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033367599 W Otter Rock Dr Pum	12/19/24	-99431	92.84	10/30/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030980194 Floating Feather/Pl	12/19/24	-99431	13.15	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0030968905 W Picket Cr/Pollard	12/19/24	-99431	11.25	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0033380347 W Otter Rock Dr Out	12/19/24	-99431	13.93	11/13/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030980389 W Otter Rock Dr Out	12/19/24	-99431	13.25	11/13/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033372621 10405 W Otter Rock	12/19/24	-99431	175.41	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033207654 11665 W State St A	12/19/24	-99431	249.21	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033157130 11380 W Hidden Brook	12/19/24	-99431	145.99	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030204591 Hunters Creek Street	12/19/24	-99431	14.82	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0033022587 1500 N Star Rd CT	12/19/24	-99431	612.18	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033075641 Highbrook/Hwy 44 St	12/19/24	-99431	46.25	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0033022572 1310 N Little Camas	12/19/24	-99431	128.67	11/15/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0033022580 State/Plummer Street	12/19/24	-99431	13.81	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0032863989 960 S Main Street	12/19/24	-99431	746.59	11/13/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0032863988 960 S Main Street	12/19/24	-99431	47.96	11/13/24	12/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4511	0030204606 Street Lights Blake	12/19/24	-99431	17.30	11/15/24	12/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4511	0033022584 Street Lights Star	12/19/24	-99431	379.47	11/15/24	12/24	10	0	41100	413
IDAHO PRESS	CL	4595	52228 Legal/Pub Notice PH 1/21	01/13/25	-99387	73.56	01/03/25	1/25	10	0	41810	530
IDAHO PRESS	CL	4595	52227 Legal/Pub Notice PH 1/21	01/13/25	-99387	77.22	01/03/25	1/25	10	0	41810	530
IDAHO PRESS	CL	4595	52229 Legal/Pub Notice PH 1/21	01/13/25	-99387	99.18	01/03/25	1/25	10	0	41810	530
IDAHO TRACTOR INC	CL	4481	3535 Kubota Relay	12/12/24	23730	15.46	12/11/24	12/24	10	568	41560	437
IDAHO TRACTOR INC	CL	4552	44380 2024 Kubota RTV	01/03/25	23757	24,747.07	10/01/24	12/24	10	718	45110	744
IDAHO TRACTOR INC	CL	4552	44380 2024 Kubota RTV	01/03/25	23757	24,747.06	10/01/24	12/24	10	718	45110	744
IDAHO VETERANS WREATHS	CL	4500	2024 Veterans Banners Proceeds	12/16/24	23735	850.00	12/13/24	12/24	10	0	45070	586
INSPECT LLC	CL	4539	Dec 2024 Plumbing Inspections	01/02/25	-99414	17,314.45	12/31/24	12/24	10	0	40500	453
INTEGRITY INSPECTION SOLUTIONS INC	CL	4480	25294961 Hydro Exc Pavilion Pump House	12/12/24	-99448	1,075.00	12/10/24	12/24	10	0	45100	738
INTERMOUNTAIN GAS COMPANY	CL	4492	*7251 2 Police Stn 11665 W State St	12/13/24	23731	299.59	12/03/24	12/24	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	4492	*3000 2 City Hall 10769 W State St	12/13/24	23731	281.46	12/03/24	12/24	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	4492	*3000 1 Outreach Bldg 10775 W State St	12/13/24	23731	65.19	12/03/24	12/24	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	4492	*1000 1 B&G Shop 1310 N Little Camas	12/13/24	23731	210.55	12/03/24	12/24	10	0	41100	414
J-U-B ENGINEERS	CL	4573	0180406 Freedom Park Annex & Lot Con	01/10/25	23778	396.00	01/07/25	1/25	10	0	45100	747
J-U-B ENGINEERS	CL	4573	0179535 BLM Prop Annex & ROS	01/10/25	23778	7,150.00	12/05/24	1/25	10	0	45100	754
J-U-B ENGINEERS	CL	4573	0179536 Freedom Park Annex & Lot Con	01/10/25	23778	2,326.50	12/05/24	1/25	10	0	45100	747
JEAN HENSCHERD	CL	4536	Dec 2024 Intro Yoga Instruction	01/02/25	23750	196.00	12/30/24	12/24	10	153	44022	352
JOSEPH SANTORO	CL	4531	Refund - Steve's Auto Class	01/02/25	23751	10.00	11/21/24	12/24	10	0	44022	698
KATHY SMILEY	CL	4572	Riverhouse Deposit Refund	01/09/25	23779	500.00	01/06/25	1/25	10	0	40700	882
KEELY ELECTRIC	CL	4550	838 Hunters Creek Pk Street Light	01/13/25	-99397	806.81	01/02/24	1/25	10	0	45100	735
KELLER ASSOCIATES INC	CL	4508	0243962 City Hall Generator Analysis	12/19/24	23741	880.00	12/15/24	12/24	10	0	45210	339
L&W SUPPLY CORPORATION	CL	4556	*3311-001 Wallboard/Insulation	01/03/25	23758	2,849.53	12/23/24	12/24	10	720	45110	755
LARA YOUNGMAN	CL	4537	Dec 2024 Mat Pilates Instruction	01/02/25	-99415	224.00	12/30/24	12/24	10	151	44022	352
LARRY BEARG	CL	4534	Dec 2024 Tai Chi Instruction	01/02/25	-99416	476.00	12/30/24	12/24	10	152	44022	352
MODERN PRINTERS	CL	4599	32397 Business Cards Wenick, Morgan	01/13/25	-99384	174.88	01/03/25	1/25	10	0	41810	611
MOSCA DESIGN, INC	CL	4558	42206 Christmas Star Lights	01/03/25	23759	188.28	12/02/24	12/24	10	57	45000	598
MOUNT OLYMPUS WATER	CL	4487	24331811 Water City Hall	12/13/24	-99445	82.50	11/18/24	12/24	10	0	41810	611
MOUNT OLYMPUS WATER	CL	4487	24335904 Water Rec Center	12/13/24	-99445	1.00	11/18/24	12/24	10	0	41810	611
MOUNT OLYMPUS WATER	CL	4598	24335904 Water Rec Center	01/13/25	-99385	28.40	01/04/25	1/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL	4598	24331811 Water City Hall	01/13/25	-99385	41.40	01/04/25	1/25	10	0	41810	611
MOUNTAIN ALARM	CL	4496	5509923 Security Backup/Monitoring	12/13/24	-99439	42.50	12/01/24	12/24	10	327	48900	333
MOUNTAIN ALARM	CL	4496	5509924 Fire Alarm/Monitoring	12/13/24	-99439	92.50	12/01/24	12/24	10	327	48900	333
MOUNTAIN ALARM	CL	4597	5667457 Security Backup/Monitoring	01/13/25	-99386	46.33	01/01/25	1/25	10	327	48900	333
MOUNTAIN ALARM	CL	4597	5667458 Fire Alarm/Monitoring	01/13/25	-99386	92.50	01/01/25	1/25	10	327	48900	333
MTM WOODWORKS	CL	4600	190861 Cabinet Install Clerk/Passport	01/13/25	23780	5,026.00	01/06/25	1/25	10	720	45110	755
MTM WOODWORKS	CL	4600	190864 Cabinet Install Riverhouse	01/13/25	23780	530.00	01/12/25	1/25	10	0	45100	753
NAPA AUTO PARTS	CL	4488	116425 Dielectric Grease	12/13/24	23732	65.97	12/09/24	12/24	10	0	41580	447
NAPA AUTO PARTS	CL	4488	116602 Truck-Lite Accessory Relay	12/13/24	23732	6.17	12/12/24	12/24	10	568	41560	437
NAPA AUTO PARTS	CL	4488	116543 Electrical Terminal Kubota	12/13/24	23732	5.99	12/11/24	12/24	10	568	41560	437
NAPA AUTO PARTS	CL	4515	116851 Lube Oil Filter	12/20/24	23742	65.33	12/18/24	12/24	10	568	41560	437
NAPA AUTO PARTS	CL	4515	116875 Mud Flaps	12/20/24	23742	37.98	12/18/24	12/24	10	568	41560	437
NAPA AUTO PARTS	CL	4557	303343 Batteries for Welcome Sign	01/03/25	23760	401.98	12/30/24	12/24	10	0	41580	449
NAPA AUTO PARTS	CL	4557	117105 Batteries for Welcome Sign	01/03/25	23760	283.98	12/24/24	12/24	10	0	41580	449
NAPA AUTO PARTS	CL	4602	117400 Brake Lights	01/13/25	23781	8.49	01/02/25	1/25	10	568	41560	437
NIKI DEAN	CL	4535	Dec 2024 Restorative Yoga	01/02/25	23752	199.50	12/30/24	12/24	10	153	44022	352
NIKI DEAN	CL	4535	Dec 2024 Gentle Yoga	01/02/25	23752	952.00	12/30/24	12/24	10	153	44022	352
PARK POINTE DEVELOPMENT	CL	4568	Freedom Park App 7	01/09/25	23766	334,402.62	12/07/24	12/24	10	0	45100	747
PATHWAY CONCRETE & LANDSCAPING LLC	CL	4525	210 Camera Pole Base and Anchor	01/02/25	-99422	725.00	12/23/24	12/24	10	0	45100	738
PATHWAY CONCRETE & LANDSCAPING LLC	CL	4543	208 Freedom Park Bridge	01/02/25	-99411	46,354.74	12/14/24	12/24	10	0	45100	747
PITNEY BOWES	CL	4606	1026610070 Postage Meter	01/13/25	23782	138.96	01/08/25	1/25	10	0	41810	641
PORTAPROS LLC	CL	4489	133295E-1 Star Middle Sch Port	12/13/24	-99444	169.20	12/05/24	12/24	10	567	41550	435
PORTAPROS LLC	CL	4489	136065-1 Star Riverhouse Portable	12/13/24	-99444	853.00	12/10/24	12/24	10	567	41550	435
PORTAPROS LLC	CL	4489	112049BE-1 River Walk Park Portable	12/13/24	-99444	793.60	12/06/24	12/24	10	567	41550	435
PORTAPROS LLC	CL	4545	133217F-1 960 S Main Portable	01/02/25	-99409	1,335.20	12/31/24	12/24	10	567	41550	435
PORTAPROS LLC	CL	4603	112049BF-1 River Walk Pk Portable	01/13/25	-99383	793.60	01/06/25	1/25	10	567	41550	435
PORTAPROS LLC	CL	4603	133295F-1 Star Mid Sch Portable	01/13/25	-99383	169.20	01/02/25	1/25	10	567	41550	435
REPUBLIC SERVICES INC	CL	4493	001381713 Star City Hall	12/13/24	-99442	220.83	11/30/24	12/24	10	0	41100	411

REPUBLIC SERVICES INC	CL	4493	001381382 Hunters Creek Park	12/13/24	-99442	365.03	11/30/24	12/24	10	0	41100	411
REPUBLIC SERVICES INC	CL	4493	001381735 Blake Haven Park	12/13/24	-99442	94.59	11/30/24	12/24	10	0	41100	
REPUBLIC SERVICES INC	CL	4493	001381441 Star River Access 10	12/13/24	-99442	89.39	11/30/24	12/24	10	0	41100	
RIDLEY'S FAMILY MARKETS	CC	87	CC-87 Gift Cards	12/23/24	-99423	1,350.00	12/13/24	12/24	10	0	45050	585
RIDLEY'S FAMILY MARKETS	CL	4499	Riverhouse Deposit Refund	12/13/24	23743	500.00	12/13/24	12/24	10	0	40700	882
RIMI INC	CL	4541	Dec 2024 Mechanical Inspections	01/02/25	-99412	18,732.84	12/31/24	12/24	10	0	40500	455
ROBERT GEORGE	CL	4485	Veteran Banner Refund	12/13/24	23733	100.00	12/13/24	12/24	10	0	45070	586
ROBERT LITTLE	CL	4513	Life Insur Life Insurance	12/19/24	-99429	-285.38	12/19/24	12/24	10	0	41740	565
ROBERT LITTLE	CL	4513	396251 B&G Contracted Services	12/19/24	-99429	5,250.00	12/19/24	12/24	10	0	41740	565
ROCKY MOUNTAIN ELECTRIC	CL	4604	48145-1 Electrical Clerk/Passport	01/13/25	23783	5,475.36	01/10/25	1/25	10	720	45110	755
ROOTS ROCK & BARK YARD	CL	4490	4954 Sand and Top Soil Riverhouse	12/13/24	23734	106.00	12/06/24	12/24	10	0	41595	833
ROYALTY ELECTRIC LLC	CL	4560	24012-5 POE Switches	01/03/25	-99403	350.00	12/04/24	12/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4560	24012-4 HC Park Access Control	01/03/25	-99403	1,061.00	12/03/24	12/24	10	0	45100	735
ROYALTY ELECTRIC LLC	CL	4560	24086 Cameras with license	01/03/25	-99403	9,924.00	12/30/24	12/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4561	25001-1 Phone Service	01/03/25	-99402	1,080.00	01/02/25	12/24	10	0	41100	416
ROYALTY ELECTRIC LLC	CL	4605	25006-1 Installed Pole/2 Camera	01/13/25	-99382	1,655.00	01/10/25	1/25	10	0	45100	738
RUSTIC TABLE	CL	4474	Christmas	12/12/24	23727	2,332.00	12/12/24	12/24	10	0	45050	585
SHERWIN WILLIAMS	CL	4607	0235-9 Paint Clerks Office Remodel	01/13/25	-99381	94.19	01/08/25	1/25	10	720	45110	755
SHERWIN WILLIAMS	CL	4607	0264-9 Paint Clerks Office Remodel	01/13/25	-99381	94.03	01/09/25	1/25	10	720	45110	755
SHERWIN WILLIAMS	CL	4607	0233-4 Paint Clerks Office Remodel	01/13/25	-99381	296.95	01/08/25	1/25	10	720	45110	755
SHERWIN WILLIAMS	CL	4607	0152-6 Paint Clerks Office Remodel	01/13/25	-99381	36.08	01/04/25	1/25	10	720	45110	755
SHERWIN WILLIAMS	CL	4607	0127-8 Paint Clerks Office Remodel	01/13/25	-99381	75.42	01/02/25	1/25	10	720	45110	755
STAR FIRE DEPARTMENT	CL	4542	Dec 2024 Star Fire Impact Fees	01/02/25	23753	165,704.00	12/31/24	12/24	10	0	40000	734
STAR MERCANTILE INC	CL	4574	02-100875 String	01/10/25	23770	14.99	12/23/24	12/24	10	0	41580	447
STAR MERCANTILE INC	CL	4574	02-90606 Hardware for Plumbing	01/10/25	23770	15.98	12/17/24	12/24	10	554	41540	434
STAR MERCANTILE INC	CL	4574	02-93948 String	01/10/25	23770	5.99	12/19/24	12/24	10	0	41570	613
STAR MERCANTILE INC	CL	4574	02-92551 Hardware for Bus	01/10/25	23770	6.90	12/18/24	12/24	10	0	41580	447
STAR MERCANTILE INC	CL	4574	02-82083 Hardware	01/10/25	23770	5.99	12/12/24	12/24	10	0	41580	447
STAR MERCANTILE INC	CL	4574	02-72856 Propane Christmas Eve	01/10/25	23770	80.73	12/06/24	12/24	10	57	45000	598
STAR MERCANTILE INC	CL	4574	02-80695 Baking Soda	01/10/25	23770	1.99	12/11/24	12/24	10	0	41580	447
STAR MERCANTILE INC	CL	4574	02-100961 Dykes for Lights	01/10/25	23770	32.99	12/23/24	12/24	10	0	41570	613
STAR MERCANTILE INC	CL	4574	02-72566 Saw Blades	01/10/25	23770	31.49	12/06/24	12/24	10	0	41570	613
STAR MERCANTILE INC	CL	4574	02-72416 Hardware	01/10/25	23770	3.49	12/06/24	12/24	10	0	41580	447
STAR MERCANTILE INC	CL	4574	02-93886 Cable Snake	01/10/25	23770	39.99	12/19/24	12/24	10	0	41570	613
STAR MERCANTILE INC	CL	4574	03-43012 Pliers	01/10/25	23770	19.99	12/20/24	12/24	10	0	41570	613
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Tim Clark - Salary	12/24/24	23748	52,319.67	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Tim Clark - Medicare	12/24/24	23748	758.23	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Ryan Morgan - Social	12/24/24	23748	4,694.36	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Ryan Morgan - IIIA Be	12/24/24	23748	16,602.00	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Tim Clark - PERSI	12/24/24	23748	5,952.06	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Ryan Morgan - PERSI	12/24/24	23748	9,080.79	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Tim Clark -IIIA Benef	12/24/24	23748	16,602.00	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Shane Dale - Benefit	12/24/24	23748	7,579.44	12/02/24	12/24	10	0	48960	342
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Shane Dale - Social S	12/24/24	23748	1,516.19	12/02/24	12/24	10	0	48960	342
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Shane Dale - Medicare	12/24/24	23748	354.59	12/02/24	12/24	10	0	48960	342
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Shane Dale - PERSI	12/24/24	23748	2,932.95	12/02/24	12/24	10	0	48960	342
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Ryan Morgan - Salary	12/24/24	23748	75,715.48	12/02/24	12/24	10	0	41740	565
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Shane Dale - Salary	12/24/24	23748	24,454.70	12/02/24	12/24	10	0	48960	342
STAR SEWER & WATER DISTRICT	CL	4524	2024-106 Ryan Morgan - Medicare	12/24/24	23748	1,097.88	12/02/24	12/24	10	0	41740	565
STAR STORAGE	CL	4510	Unit C08	12/19/24	23744	155.00	12/19/24	12/24	10	549	41540	434
STAR STORAGE	CL	4510	Unit C04	12/19/24	23744	175.00	12/19/24	12/24	10	549	41540	434
STAR STORAGE	CL	4510	Unit C06	12/19/24	23744	175.00	12/19/24	12/24	10	549	41540	434
STAR STORAGE	CL	4609	Unit C04	01/13/25	23784	175.00	01/13/25	1/25	10	549	41540	434
STAR STORAGE	CL	4609	Unit C08	01/13/25	23784	155.00	01/13/25	1/25	10	549	41540	434
STAR STORAGE	CL	4609	Unit C06	01/13/25	23784	175.00	01/13/25	1/25	10	549	41540	434
STATE INSURANCE FUND	CL	4517	POL 562308 Installment Premium	12/20/24	23745	20,666.00	12/16/24	12/24	10	0	41740	555
TAYLOR HAMMRICH	CL	4532	Dec 2024 Tumbling/Tots Instruction	01/02/25	-99417	1,487.50	12/30/24	12/24	10	159	44022	352
TERMINIX COMMERCIAL	CL	4548	455189560 Pest Control - City Hall	01/03/25	23761	162.00	12/31/24	12/24	10	332	48900	333
THE CAR PARK WELLS FARGO	CC	87	CC-87 Parking Tax Commission Conf	12/23/24	-99423	20.00	12/06/24	12/24	10	0	41740	560
THE CAR PARK WELLS FARGO	CC	87	CC-87 Parking AIC Legislative	12/23/24	-99423	20.00	12/05/24	12/24	10	0	41740	560
THE COMMERCIAL COLLECTION CORP OF NY I	CL	4570	5453078 Balance for Future Plan	01/09/25	23764	1,755.52	12/19/24	12/24	10	0	41140	230
THE J.P. COOKE COMPANY	CL	4551	Dog License Tags	01/03/25	23762	184.95	12/17/24	12/24	10	0	41810	611
TITAN EXCAVATION & CONSTRUCTION	CL	4569	Pr No 3365 Riverhouse Parking	01/09/25	23767	26,358.88	11/04/24	12/24	10	0	45100	753
TREASURE VALLEY COFFEE	CL	4509	10816516 Coffee/HC/FA B&G	12/19/24	-99432	234.45	12/18/24	12/24	10	0	41810	611
TREASURE VALLEY COFFEE	CL	4509	10587861 Tea City Hall	12/19/24	-99432	18.48	12/17/24	12/24	10	0	41810	611
TREASURE VALLEY COFFEE	CL	4509	10791584 Coffee/HC City Hall	12/19/24	-99432	96.55	12/18/24	12/24	10	0	41810	611
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	20.90	12/07/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	20.90	12/05/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	31.35	12/14/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	20.90	12/12/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	20.90	12/15/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	31.35	12/06/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	31.35	12/08/24	12/24	10	0	41810	642
UNITED STATES POSTAL SERVICE	CC	86	CC-86 Passport Postage	12/23/24	-99424	31.35	12/13/24	12/24	10	0	41810	642
UNITED STATES TREASURY	CL	4516	CP161 Federal Tax Deposit Penalty	12/20/24	23746	2,428.80	12/16/24	12/24	10	0	41740	558
VALLEY WIDE COOP	CL	4577	A86620 Fuel	01/13/25	-99398	1,420.70	12/31/24	12/24	10	0	41560	626
VERIZON WIRELESS	CL	4538	6100115954 Monthly Cell Phone	01/02/25	23754	1,031.78	12/01/24	12/24	10	0	41100	373
WARHAWK AIR MUSEUM	CL	4501	2024 Potato Feed Proceeds	12/16/24	23736	1,000.00	12/13/24	12/24	10	56	45000	598
WESTERN HEATING & AIR CONDITIONING	CL	4555	246416925 Clerks Office Remodel	01/03/25	-99405	1,827.00	12/23/24	12/24	10	720	45110	755
WESTERN STATES EQUIPMENT CO	CL	4491	003020693 Genie Boom Lift	12/13/24	-99443	3,753.80	12/09/24	12/24	10	0	41570	442
WHITE PETERSON	CL	4503	166136 Keith Hill-First Church	12/19/24	23747	1,585.00	09/30/24	12/24	10	0	41300	323
YEVETTE SMITH	CL	4563	Refund Passport Photo	01/07/25	23763	25.00	01/07/25	1/25	10	0	41810	642
YORGASON LAW OFFICES PLLC	CL	4544	339 City Attorney Additional Serv	01/02/25	-99410	120.00	01/02/25	12/24	10	0	41300	322
YORGASON LAW OFFICES PLLC	CL	4544	339 City Attorney Monthly Services	01/02/25	-99410	3,500.00	01/02/25	12/24	10	0	41300	322
ZOOM VIDEO COMMUNICATIONS, INC	CL	4559	285906116 Webinar 500 Annual	01/03/25	-99404	690.00	12/22/24	12/24	10	0	41810	570
ZOOM VIDEO COMMUNICATIONS, INC	CL	4559	285906116 Zoom Rooms Annual	01/03/25	-99404	499.00	12/22/24	12/24	10	0	41810	570
ZOOM VIDEO COMMUNICATIONS, INC	CL	4559	285906116 Zoom One Pro Annual	01/03/25	-99404	599.60	12/22/24	12/24	10	0	41810	570
ZOOM VIDEO COMMUNICATIONS, INC	CL	4559	285906116 Cloud Recording Annual	01/03/25	-99404	480.00	12/22/24	12/24	10	0	41810	570



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: January 21, 2025

FILE(S) #: VAC-24-05- Vacation of Irrigation & Drainage Easements for Multiple Lots within Starpointe Subdivision.

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT:
 Randy Clarno
 Criterion Land Management LLC
 1861 S. Wells Ave Suite 200
 Meridian, ID 83642

OWNER
 W West Development, LLC
 1409 N. Main Street
 Meridian, ID 83642

Boise PLH LLC
 11815 NE 99th Street Suite 1200
 Vancouver, WA 98682

REQUEST

Request: The Applicant is seeking approval of a vacation of existing irrigation and drainage easements for Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4 ,5, 10. 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 of Starpointe Subdivision. The applicant states that the vacation of these easements is necessary due to a property boundary adjustment, as documented in Record of Survey number 14667, records of Ada County, Idaho. The existing irrigation and drainage easements will no longer align with the newly adjusted lot lines. Relocated irrigation and lot drainage easements have been established to correspond with the updated lot lines as part of the boundary adjustment.



VACATION APPLICATION

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

FILE NO.: VAC-24-05
 Date Application Received: 12-19-24 Fee Paid: 980.⁰⁰
 Processed by: City: RM

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Criterion Land Management LLC (Randal Clarno)
 Applicant Address: 1861 S. Wells Ave Suite 200 Meridian, ID Zip: 83642
 Phone: 208-229-2021 Fax: _____ Email: randy@criterionland.com

Owner Name: W West Development LLC & Boise PLH LLC
 Owner Address: 1409 N. Main St. Meridian, ID & 11815 NE 99th St. Suite 1200 Vancouver, WA Zip: 83642 & 98682
 Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Cody M. McCammon Firm Name: Idaho Survey Group LLC
 Address: 9939 W. Emerald St. Zip: 83704
 Phone: 208-846-8570 Fax: _____ Email: codym@idahosurvey.com

Property Information:

Site Location: Lots 26,27, & 30-32, Block 1, Lots 3-5, 10, & 12, Block 2, Lots 1,2, & 9-14, Block 3, Lots 5,6,10, & 11, Block 4 of Starpointe Subdivision, Book 172, Page 20400
 Parcel Number(s): R8108660520, R8108660540, R8108660600, R8108660620, R8108660640, R8108660720, R8108660740, R8108660760, R8108660860, R8108660900, R8108661020, R8108661040, R8108661180, R8108661200, R8108661220, R8108661240, R8108661260, R8108661280, R8108661380, R8108661400, R8108661480, R8108661500
 Approved Zoning Designation: R-3-DA

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
<input type="checkbox"/>	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	N/A
<input type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	N/A
<input type="checkbox"/>	Completed and signed Vacation Application	✓
<input type="checkbox"/>	Fee	✓
<input type="checkbox"/>	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	✓

	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	✓
	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	N/A
	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	✓
	Copy of recorded deed.	✓
	One (1) 8 1/2" X 11" vicinity map showing the location of subject property	
	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	✓
	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	N/A
	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	✓

FEE REQUIREMENT:

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

Signed by:

 Applicant/Representative Signature

12/19/2024
 Date

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

AFFIDAVIT OF LEGAL INTEREST

STATE OF Idaho)
COUNTY OF Ada) ss

I CHARLES RYAN STYGOR, 3405 E Overland Rd. Ste. 355
(name) (address)
Meridian, ID 83642
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Criterion Land Management
(name)
1861 S Wells Ave Ste. 200, ID 83642
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Starpointe Subdivision

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

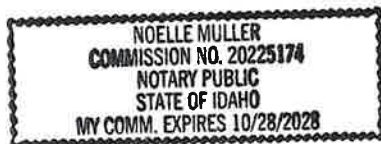
Type of application: Vacation Application

Dated this 18th day of December, 20 24

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Noelle Muller
Notary Public for Idaho
Residing at: 1861 S Wells Ave Ste 200, Meridian, ID 83642
My Commission Expires: 10/28/2028





IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399


December 19, 2024

W West Development LLC, the current owners of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision are respectfully requesting vacation of certain irrigation and lot drainage easements adjacent to the sides of these lots. The vacation of these easements is necessary due to a property boundary adjustment, as documented in Record of Survey number 14667, records of Ada County, Idaho. The existing irrigation and drainage easements will no longer align with the newly adjusted lot lines. Relocated irrigation and lot drainage easements have been established to correspond with the updated lot lines as part of the boundary adjustment.

This request ensures that the irrigation and drainage infrastructure will remain functional and properly situated to serve the adjusted properties, avoiding any conflicts with the revised boundaries.

We appreciate your consideration of this request. Please feel free to reach out with any questions or for further clarification.

Thank you for your attention to this matter.



Cody M. McCammon
Professional Land Surveyor

Description for
Original Easements
Starpointe Subdivision
November 26, 2024

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4, in Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Original Easement "A"

Commencing at the Southeast corner of said Lot 6, Block 4, thence on the lot line common to said Lots 5 and 6, Block 4, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "B"

Commencing at the Southwest corner of said Lot 10, Block 4, thence on the lot line common to said Lots 10 and 11, Block 4, South 89°08'47" East, 16.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;



thence leaving said common lot line on said east easement line, North 00°51'13" East, 5.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 10.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "C"

Commencing at the Southeast corner of said Lot 2, Block 3, thence on the lot line common to said Lots 1 and 2, Block 3, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "D"

Commencing at the Northwest corner of said Lot 3, Block 2; thence on the lot line common to said Lots 4 and 3, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "E"

Commencing at the Northwest corner of said Lot 4, Block 2; thence on the lot line common to said Lots 4 and 5, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "F"

Commencing at the Southwest corner of said Lot 12, Block 2, thence on the west lot line of said Lot 12, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°51'13" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 00°51'13" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

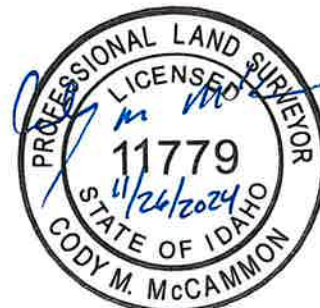
thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 468 square feet, more or less.

AND

Original Easement "G"

Commencing at the Southwest corner of said Lot 10, Block 2, thence on the southerly lot line of said Lot 10, S76°53'22"E, 16.63 feet to the easterly easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**.



thence leaving said southerly lot line on said easterly easement line, 5.04 feet along the arc of curve to the right having a radius of 258.50 feet, a central angle of 01°06'59" and a long chord which bears North 06°12'14" East, 5.04 feet to the northerly easement line of an irrigation and property drainage easement;

thence leaving said easterly easement line on said northerly easement line, S76°53'22"E, 91.98 feet to the westerly easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said northerly easement line on said westerly easement line, S13°06'38"W, 5.00 feet to the southerly lot line of said Lot 10;

thence leaving said westerly easement line on said southerly lot line, N76°53'22"W, 91.38 feet to the **POINT OF BEGINNING**.

Containing 458 square feet, more or less.

AND

Original Easement "H"

Commencing at the Northwest corner of said Lot 9, Block 3; thence on the lot line common to said Lots 9 and 10, Block 3, South 01°04'55" West, 16.56 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, North 86°23'15" East, 5.02 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 102.54 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 101.76 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line North 86°23'15" East, 5.02 feet to the **POINT OF BEGINNING**.

Containing 1,022 square feet, more or less.

AND



Original Easement "I"

Commencing at the Northwest corner of said Lot 11, Block 3; thence on the lot line common to said Lots 11 and 12, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "J"

Commencing at the Northwest corner of said Lot 12, Block 3; thence on the lot line common to said Lots 12 and 13, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "K"

Commencing at the Northwest corner of said Lot 13, Block 3; thence on the lot line common to said Lots 13 and 14, South 01°04'55" West, 16.75 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, 5.06 feet along the arc of curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 82°27'39" East, 5.06 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, S01°04'55"W, a distance of 85.20 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, N89°09'04"W, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, N01°04'55"E, 86.77 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, 5.06 feet on the arc of a curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 77°59'52" East, 5.06 feet to the **POINT OF BEGINNING**.

Containing 858 square feet, more or less.

AND



Original Easement "L"

Commencing at the Southwest corner of said Lot 31, Block 1; thence on the common lot line of said Lots 31 and Lot 32, Block 1, North 03°36'45" West, 16.55 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, North 89°09'04" West, 5.02 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 95.38 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 03°36'45" East, 96.16 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.02 feet to the **POINT OF BEGINNING**.

Containing 958 square feet, more or less.

AND

Original Easement "M"

Commencing at the Southwest corner of said Lot 30, Block 1; thence on the common lot line of said Lots 30 and Lot 31, Block 1, North 03°36'45" West, 16.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, South 86°23'15" West, 5.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 03°36'45" East, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 86°23'15" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "N"

Commencing at the Northwest corner of said Lot 27, Block 1; thence on the lot line common to said Lots 26 and 27, Block 1, South 13°06'38" West, 10.00 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line South 76°53'22" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 13°06'38" West, 127.79 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line the following two (2) courses and distances:

South 86°23'15" West, 7.77 feet;

North 57°31'41" West, 2.72 feet to the west easement line of an irrigation and property drainage easement;

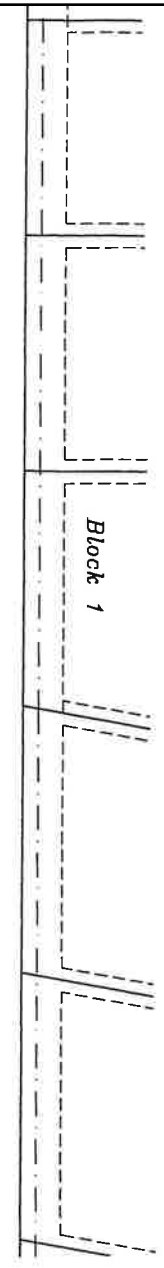
thence leaving said north easement line on said west easement line, North 13°06'38" East, 129.12 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 76°53'22" East, 5.00 feet to the **POINT OF BEGINNING**.

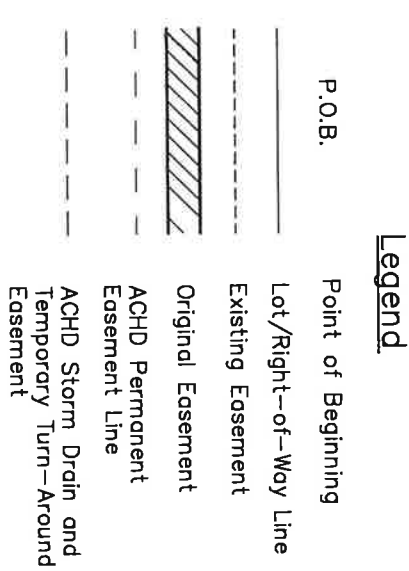
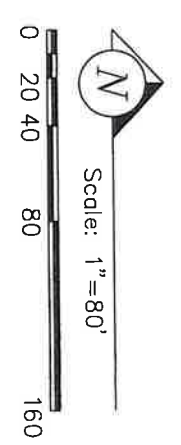
Containing 1,291 square feet, more or less.

End of Description.





W. Inspirado Drive



See Sheet 4 for Line Table.


Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.04'	258.50'	1°06'59"	N06°12'14"E	5.04'
C2	5.06'	65.00'	4°27'47"	S82°27'39"E	5.06'
C3	5.06'	65.00'	4°27'47"	S77°59'52"E	5.06'

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Exhibit Drawing for Original Easements Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.



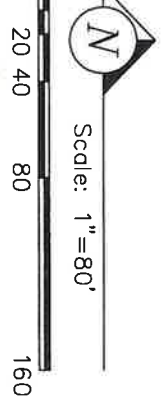
IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-6370

Job No. 21-310

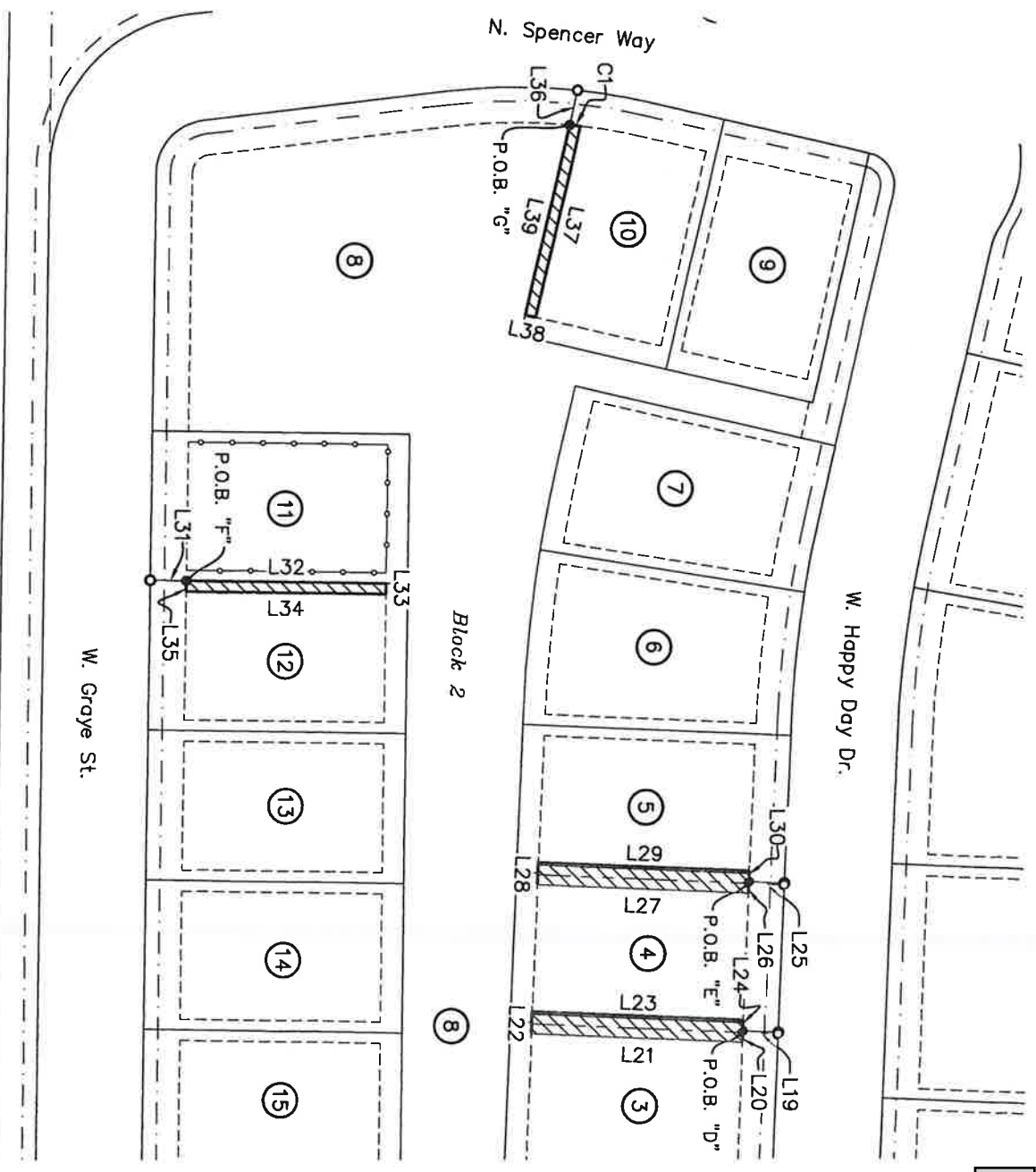
Sheet No. 1 of 4

Dwg. Date 11/25/2024



- Legend**
- P.O.B. Point of Beginning
 - Lot/Right-of-Way Line
 - Existing Easement
 - Original Easement
 - ACHD Permanent Easement Line
 - ACHD Storm Drain and Temporary Turn-Around Easement
 - Vacated Easement - Inst. No. 2024-047110

See Sheet 1 for Curve Table.
See Sheet 4 for Line Table.



IDAHO SURVEY GROUP, LLC
 9939 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for Original Easements Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

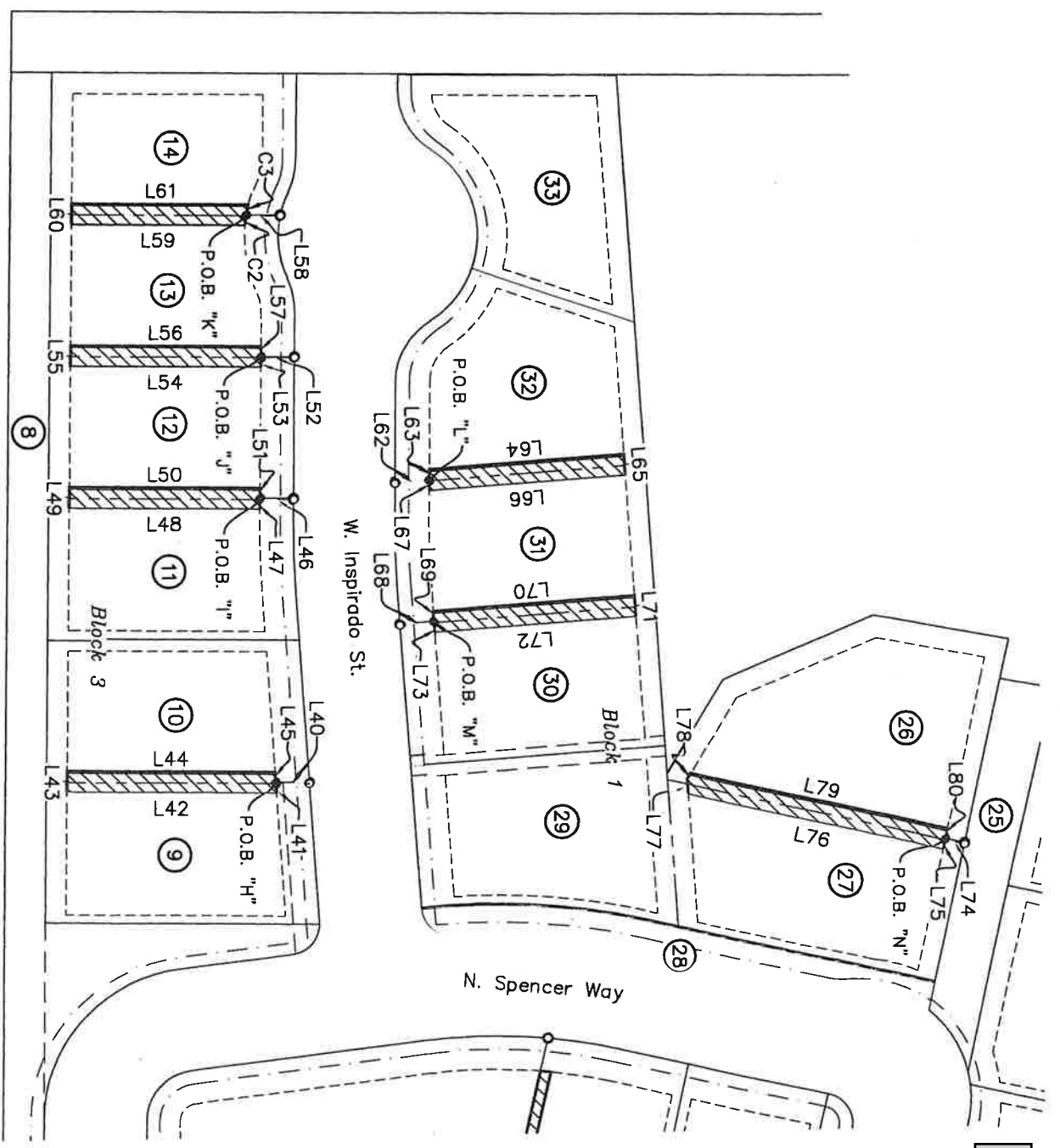
Job No. 21-310	Sheet No. 2 of 4
Dwg. Date 11/25/2024	

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Legend

- P.O.B. Point of Beginning
- Lot/Right-of-Way Line
- Existing Easement
- Original Easement
- ACHD Permanent Easement Line
- ACHD Storm Drain and Temporary Turn-Around Easement

See Sheet 1 for Curve Table.
See Sheet 4 for Line Table.



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IDAHO SURVEY GROUP, LLC

9999 W. EMERALD ST.
BOISE, IDAHO 83704
(206) 846-8370

Exhibit Drawing for Original Easements
Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 3 of 4
Dwg. Date 11/25/2024



Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N89°08'47"W	16.50'	L21	S02°30'44"W	98.50'	L41	N86°23'15"E	5.02'	L61	N01°04'55"E	86.77'
L2	S00°51'13"W	5.00'	L22	N87°29'16"W	10.00'	L42	S01°04'55"W	102.54'	L62	N03°36'45"W	16.55'
L3	N89°08'47"W	93.50'	L23	N02°30'44"E	98.50'	L43	N89°09'04"W	10.00'	L63	N89°09'04"W	5.02'
L4	N00°51'13"E	10.00'	L24	S87°29'16"E	5.00'	L44	N01°04'55"E	101.76'	L64	N03°36'45"W	95.38'
L5	S89°08'47"E	93.50'	L25	S02°30'44"W	16.50'	L45	N86°23'15"E	5.02'	L65	N86°23'15"E	10.00'
L6	S00°51'13"W	5.00'	L26	S87°29'16"E	5.00'	L46	S01°04'55"W	16.50'	L66	S03°36'45"E	96.16'
L7	S89°08'47"E	16.50'	L27	S02°30'44"W	98.50'	L47	S89°09'04"E	5.00'	L67	N89°09'04"W	5.02'
L8	N00°51'13"E	5.00'	L28	N87°29'16"W	10.00'	L48	S01°04'55"W	93.50'	L68	N03°36'45"W	16.50'
L9	S89°08'47"E	93.50'	L29	N02°30'44"E	98.50'	L49	N89°09'04"W	10.00'	L69	S86°23'15"W	5.00'
L10	S00°51'13"W	10.00'	L30	S87°29'16"E	5.00'	L50	N01°04'55"E	93.50'	L70	N03°36'45"W	98.50'
L11	N89°08'47"W	93.50'	L31	N00°51'13"E	16.50'	L51	S89°09'04"E	5.00'	L71	N86°23'15"E	10.00'
L12	N00°51'13"E	5.00'	L32	N00°51'13"E	93.50'	L52	S01°04'55"W	16.50'	L72	S03°36'45"E	98.50'
L13	N89°08'47"W	16.50'	L33	S89°09'04"E	5.00'	L53	S89°09'04"E	5.00'	L73	S86°23'15"W	5.00'
L14	S00°51'13"W	5.00'	L34	S00°51'13"W	93.50'	L54	S01°04'55"W	93.50'	L74	S1°3'06'38"W	10.00'
L15	N89°08'47"W	93.50'	L35	N89°09'04"W	5.00'	L55	N89°09'04"W	10.00'	L75	S76°53'22"E	5.00'
L16	N00°51'13"E	10.00'	L36	S76°53'22"E	16.63'	L56	N01°04'55"E	93.50'	L76	S1°3'06'38"W	127.79'
L17	S89°08'47"E	93.50'	L37	S76°53'22"E	91.98'	L57	S89°09'04"E	5.00'	L77	S86°23'15"W	7.77'
L18	S00°51'13"W	5.00'	L38	S1°3'06'38"W	5.00'	L58	S01°04'55"W	16.75'	L78	N5°7'31'41"W	2.72'
L19	S02°30'44"W	16.50'	L39	N76°53'22"W	91.38'	L59	S01°04'55"W	85.20'	L79	N1°3'06'38"E	129.12'
L20	S87°29'16"E	5.00'	L40	S01°04'55"W	16.56'	L60	N89°09'04"W	10.00'	L80	S76°53'22"E	5.00'

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IDAHO SURVEY GROUP, LLC
 9939 W. EMBALD ST.
 BOISE, IDAHO 83704
 (208) 846-8970

Exhibit Drawing for Original Easements Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310
 Sheet No. 4 Of 4
 Dwg. Date 11/25/2024

Description for
Original Easements
Starpointe Subdivision
November 26, 2024

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4, in Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Original Easement "A"

Commencing at the Southeast corner of said Lot 6, Block 4, thence on the lot line common to said Lots 5 and 6, Block 4, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "B"

Commencing at the Southwest corner of said Lot 10, Block 4, thence on the lot line common to said Lots 10 and 11, Block 4, South 89°08'47" East, 16.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;



thence leaving said common lot line on said east easement line, North 00°51'13" East, 5.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, South 00°51'13" West, 10.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "C"

Commencing at the Southeast corner of said Lot 2, Block 3, thence on the lot line common to said Lots 1 and 2, Block 3, North 89°08'47" West, 16.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said west easement line, South 00°51'13" West, 5.00 feet to the south easement line of an irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 89°08'47" West, 93.50 feet to the east easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, North 00°51'13" East, 10.00 feet to the north easement line of an irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 89°08'47" East, 93.50 feet to the west easement line of a permanent public utilities, irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, South 00°51'13" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "D"

Commencing at the Northwest corner of said Lot 3, Block 2; thence on the lot line common to said Lots 4 and 3, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "E"

Commencing at the Northwest corner of said Lot 4, Block 2; thence on the lot line common to said Lots 4 and 5, Block 2, South 02°30'44" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 87°29'16" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 02°30'44" West, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 87°29'16" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 02°30'44" East, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 87°29'16" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "F"

Commencing at the Southwest corner of said Lot 12, Block 2, thence on the west lot line of said Lot 12, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°51'13" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 00°51'13" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 468 square feet, more or less.

AND

Original Easement "G"

Commencing at the Southwest corner of said Lot 10, Block 2, thence on the southerly lot line of said Lot 10, S76°53'22"E, 16.63 feet to the easterly easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**.



thence leaving said southerly lot line on said easterly easement line, 5.04 feet along the arc of curve to the right having a radius of 258.50 feet, a central angle of 01°06'59" and a long chord which bears North 06°12'14" East, 5.04 feet to the northerly easement line of an irrigation and property drainage easement;

thence leaving said easterly easement line on said northerly easement line, S76°53'22"E, 91.98 feet to the westerly easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said northerly easement line on said westerly easement line, S13°06'38"W, 5.00 feet to the southerly lot line of said Lot 10;

thence leaving said westerly easement line on said southerly lot line, N76°53'22"W, 91.38 feet to the **POINT OF BEGINNING**.

Containing 458 square feet, more or less.

AND

Original Easement "H"

Commencing at the Northwest corner of said Lot 9, Block 3; thence on the lot line common to said Lots 9 and 10, Block 3, South 01°04'55" West, 16.56 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, North 86°23'15" East, 5.02 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 102.54 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 101.76 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line North 86°23'15" East, 5.02 feet to the **POINT OF BEGINNING**.

Containing 1,022 square feet, more or less.

AND



Original Easement "I"

Commencing at the Northwest corner of said Lot 11, Block 3; thence on the lot line common to said Lots 11 and 12, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "J"

Commencing at the Northwest corner of said Lot 12, Block 3; thence on the lot line common to said Lots 12 and 13, Block 3, South 01°04'55" West, 16.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, South 89°09'04" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 01°04'55" West, 93.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 10.00 feet to the west easement line of an irrigation and property drainage easement;



thence leaving said north easement line on said west easement line, North 01°04'55" East, 93.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 89°09'04" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 935 square feet, more or less.

AND

Original Easement "K"

Commencing at the Northwest corner of said Lot 13, Block 3; thence on the lot line common to said Lots 13 and 14, South 01°04'55" West, 16.75 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line, 5.06 feet along the arc of curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 82°27'39" East, 5.06 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, S01°04'55"W, a distance of 85.20 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, N89°09'04"W, 10.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, N01°04'55"E, 86.77 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, 5.06 feet on the arc of a curve to the left having a radius of 65.00 feet, a central angle of 04°27'47" and a long chord which bears South 77°59'52" East, 5.06 feet to the **POINT OF BEGINNING**.

Containing 858 square feet, more or less.

AND



Original Easement "L"

Commencing at the Southwest corner of said Lot 31, Block 1; thence on the common lot line of said Lots 31 and Lot 32, Block 1, North 03°36'45" West, 16.55 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, North 89°09'04" West, 5.02 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 95.38 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 03°36'45" East, 96.16 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, North 89°09'04" West, 5.02 feet to the **POINT OF BEGINNING**.

Containing 958 square feet, more or less.

AND

Original Easement "M"

Commencing at the Southwest corner of said Lot 30, Block 1; thence on the common lot line of said Lots 30 and Lot 31, Block 1, North 03°36'45" West, 16.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said north easement line, South 86°23'15" West, 5.00 feet to the west easement line of an irrigation and property drainage easement;

thence leaving said north easement line on said west easement line, North 03°36'45" West, 98.50 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, North 86°23'15" East, 10.00 feet to the east easement line of an irrigation and property drainage easement;



thence leaving said south easement line on said east easement line, South 03°36'45" East, 98.50 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line, South 86°23'15" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 985 square feet, more or less.

AND

Original Easement "N"

Commencing at the Northwest corner of said Lot 27, Block 1; thence on the lot line common to said Lots 26 and 27, Block 1, South 13°06'38" West, 10.00 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement, being the **POINT OF BEGINNING**;

thence leaving said common lot line on said south easement line South 76°53'22" East, 5.00 feet to the east easement line of an irrigation and property drainage easement;

thence leaving said south easement line on said east easement line, South 13°06'38" West, 127.79 feet to the north easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said east easement line on said north easement line the following two (2) courses and distances:

South 86°23'15" West, 7.77 feet;

North 57°31'41" West, 2.72 feet to the west easement line of an irrigation and property drainage easement;

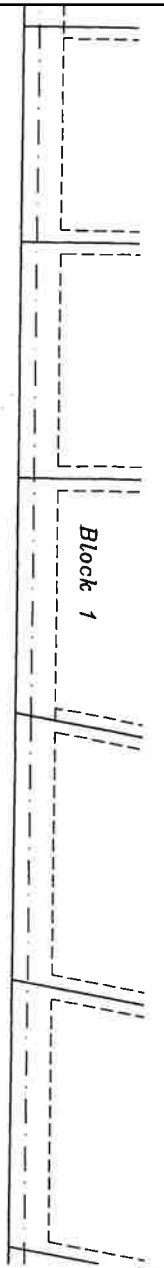
thence leaving said north easement line on said west easement line, North 13°06'38" East, 129.12 feet to the south easement line of a permanent public utilities, irrigation and property drainage easement;

thence leaving said west easement line on said south easement line, South 76°53'22" East, 5.00 feet to the **POINT OF BEGINNING**.

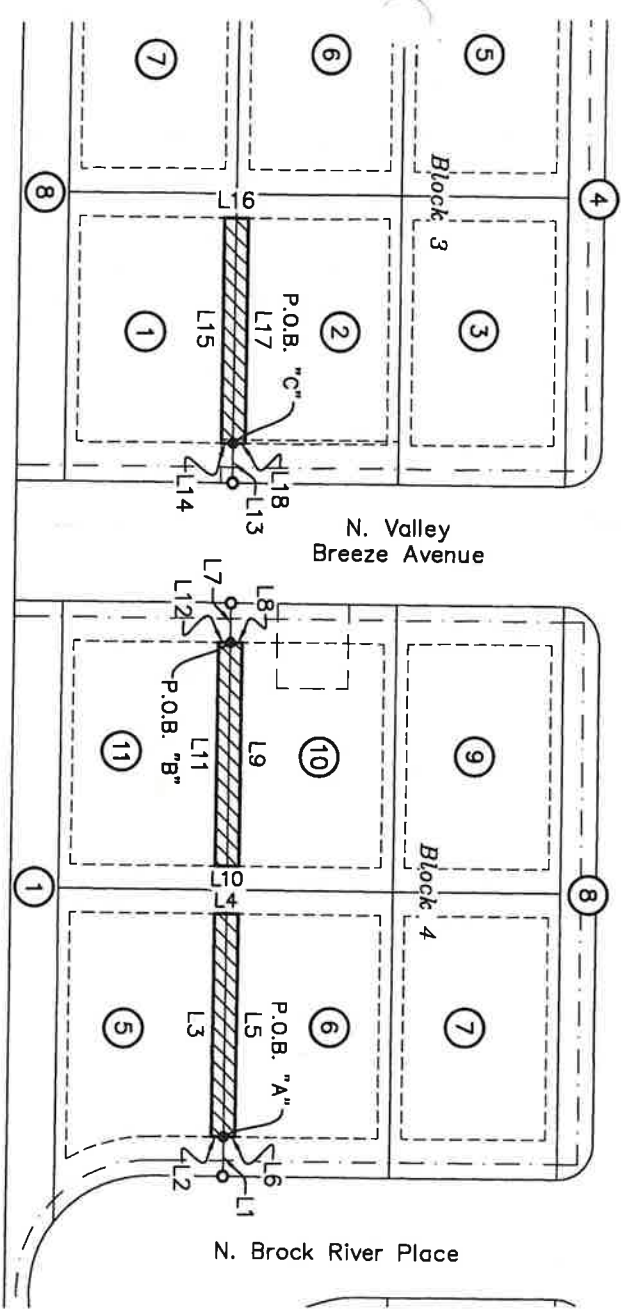
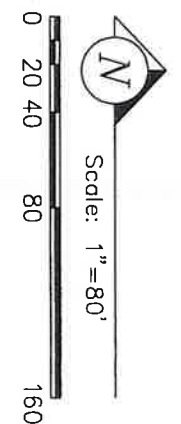
Containing 1,291 square feet, more or less.

End of Description.





W. Inspirado Drive



- Legend**
- P.O.B.
 - Point of Beginning
 - Lot/Right-of-Way Line
 - - - Existing Easement
 - Original Easement
 - ACHD Permanent Easement Line
 - ACHD Storm Drain and Temporary Turn-Around Easement

See Sheet 4 for Line Table.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.04'	258.50'	1°06'59"	N06°12'14"E	5.04'
C2	5.06'	65.00'	4°27'47"	S82°27'39"E	5.06'
C3	5.06'	65.00'	4°27'47"	S77°59'52"E	5.06'

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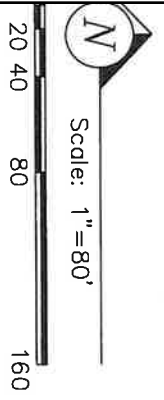
IDAHO SURVEY GROUP, LLC

9839 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Original Easements
Starpointe Subdivision

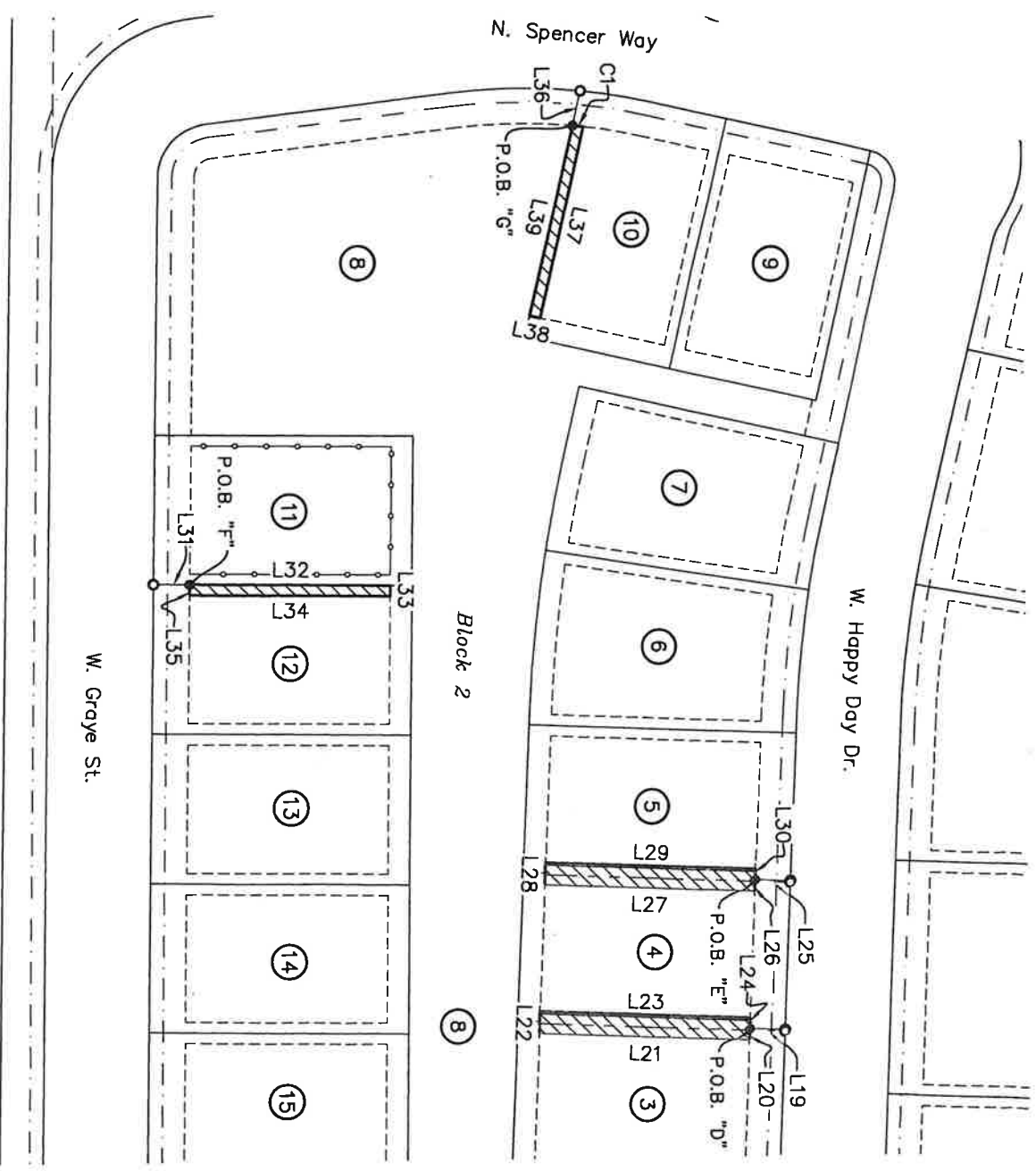
The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310	Sheet No. 1 of 4
Dwg. Date 11/25/2024	



- Legend**
- P.O.B. Point of Beginning
 - Lot/Right-of-Way Line
 - Existing Easement
 - Original Easement
 - ACHD Permanent Easement Line
 - ACHD Storm Drain and Temporary Turn-Around Easement
 - Vacated Easement

See Sheet 1 for Curve Table.
See Sheet 4 for Line Table.



IDAHO SURVEY GROUP, LLC

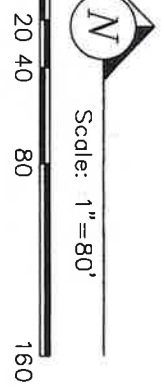
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

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Exhibit Drawing for Original Easements
Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

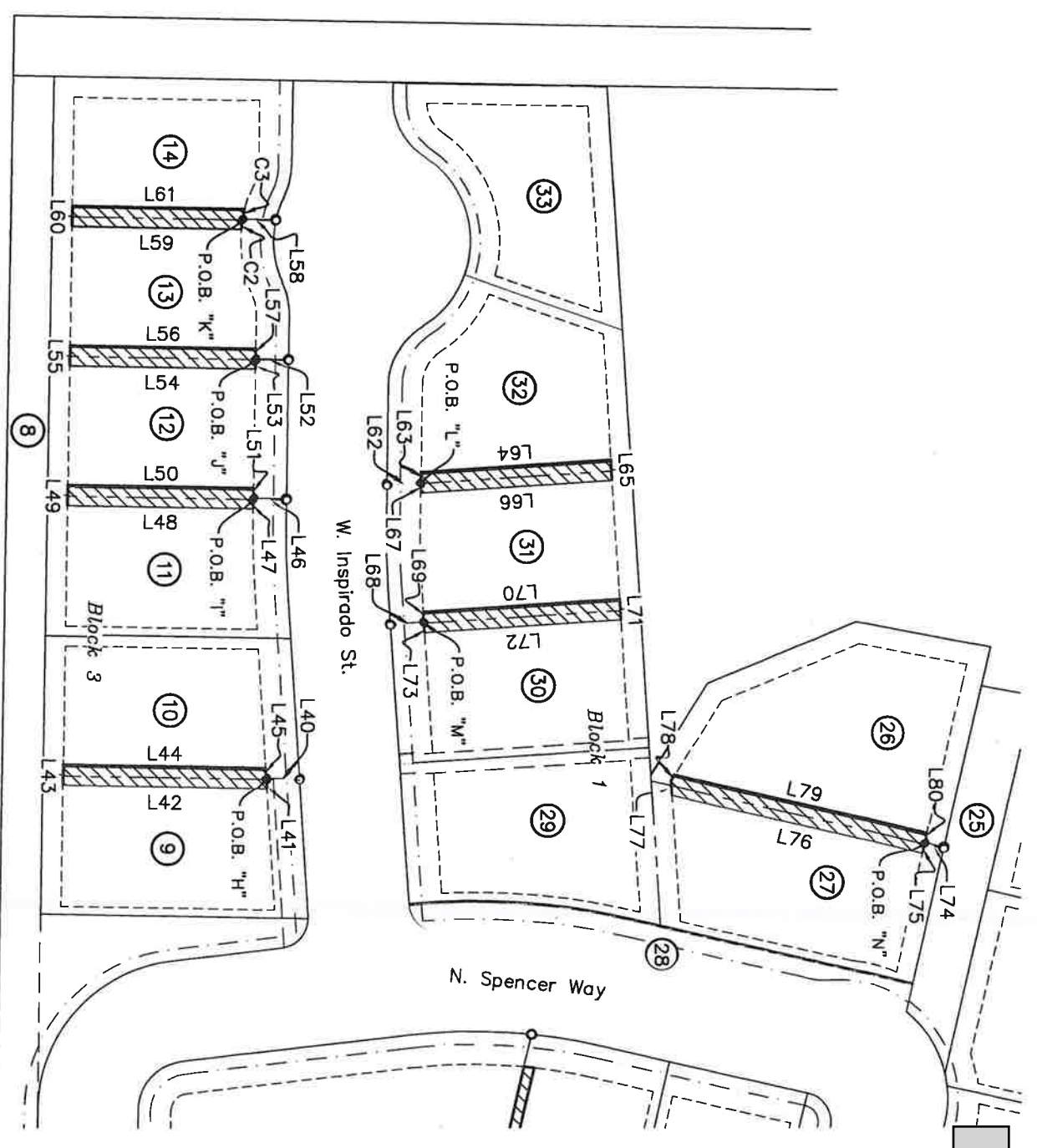
Job No. 21-310	Sheet No. 2 of 4
Dwg. Date 11/25/2024	



Legend

- P.O.B. Point of Beginning
- Lot/Right-of-Way Line
- Existing Easement
- Original Easement
- ACHD Permanent Easement Line
- ACHD Storm Drain and Temporary Turn-Around Easement

See Sheet 1 for Curve Table.
See Sheet 4 for Line Table.



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IDAHO SURVEY GROUP, LLC
 9839 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for Original Easements Starpointe Subdivision

The irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310	Sheet No. 3 of 4
	Dwg. Date 11/25/2024



Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N89°08'47"W	16.50'	L21	S02°30'44"W	98.50'	L41	N86°23'15"E	5.02'	L61	N01°04'55"E	86.77'
L2	S00°51'13"W	5.00'	L22	N87°29'16"W	10.00'	L42	S01°04'55"W	102.54'	L62	N03°36'45"W	16.55'
L3	N89°08'47"W	93.50'	L23	N02°30'44"E	98.50'	L43	N89°09'04"W	10.00'	L63	N89°09'04"W	5.02'
L4	N00°51'13"E	10.00'	L24	S87°29'16"E	5.00'	L44	N01°04'55"E	101.76'	L64	N03°36'45"W	95.38'
L5	S89°08'47"E	93.50'	L25	S02°30'44"W	16.50'	L45	N86°23'15"E	5.02'	L65	N86°23'15"E	10.00'
L6	S00°51'13"W	5.00'	L26	S87°29'16"E	5.00'	L46	S01°04'55"W	16.50'	L66	S03°36'45"E	96.16'
L7	S89°08'47"E	16.50'	L27	S02°30'44"W	98.50'	L47	S89°09'04"E	5.00'	L67	N89°09'04"W	5.02'
L8	N00°51'13"E	5.00'	L28	N87°29'16"W	10.00'	L48	S01°04'55"W	93.50'	L68	N03°36'45"W	16.50'
L9	S89°08'47"E	93.50'	L29	N02°30'44"E	98.50'	L49	N89°09'04"W	10.00'	L69	S86°23'15"W	5.00'
L10	S00°51'13"W	10.00'	L30	S87°29'16"E	5.00'	L50	N01°04'55"E	93.50'	L70	N03°36'45"W	98.50'
L11	N89°08'47"W	93.50'	L31	N00°51'13"E	16.50'	L51	S89°09'04"E	5.00'	L71	N86°23'15"E	10.00'
L12	N00°51'13"E	5.00'	L32	N00°51'13"E	93.50'	L52	S01°04'55"W	16.50'	L72	S03°36'45"E	98.50'
L13	N89°08'47"W	16.50'	L33	S89°09'04"E	5.00'	L53	S89°09'04"E	5.00'	L73	S86°23'15"W	5.00'
L14	S00°51'13"W	5.00'	L34	S00°51'13"W	93.50'	L54	S01°04'55"W	93.50'	L74	S13°06'38"W	10.00'
L15	N89°08'47"W	93.50'	L35	N89°09'04"W	5.00'	L55	N89°09'04"W	10.00'	L75	S76°53'22"E	5.00'
L16	N00°51'13"E	10.00'	L36	S76°53'22"E	16.63'	L56	N01°04'55"E	93.50'	L76	S13°06'38"W	127.79'
L17	S89°08'47"E	93.50'	L37	S76°53'22"E	91.98'	L57	S89°09'04"E	5.00'	L77	S86°23'15"W	7.77'
L18	S00°51'13"W	5.00'	L38	S13°06'38"W	5.00'	L58	S01°04'55"W	16.75'	L78	N57°31'41"W	2.72'
L19	S02°30'44"W	16.50'	L39	N76°53'22"W	91.38'	L59	S01°04'55"W	85.20'	L79	N13°06'38"E	129.12'
L20	S87°29'16"E	5.00'	L40	S01°04'55"W	16.56'	L60	N89°09'04"W	10.00'	L80	S76°53'22"E	5.00'

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IDAHO SURVEY GROUP, LLC
 8839 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8370

**Exhibit Drawing for
 Original Easements
 Starpointe Subdivision**

The Irrigation and lot drainage easements adjacent to the sides of Lots 26, 27, 30, 31, 32, Block 1, Lots 3, 4, 5, 10, 12, Block 2, Lots 1, 2, 9, 10, 11, 12, 13, 14, Block 3 and Lots 5, 6, 10, 11, Block 4 in Starpointe Subdivision situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

Job No. 21-310
 Sheet No. 4 of 4
 Dwg. Date 11/25/2024

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2024-049600
09/06/2024 08:39 AM
\$15.00

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

Form Special Warranty Deed

WHEN RECORDED, PLEASE RETURN TO:

Boise PLH, LLC
Attn: Ryan Styger
3405 E. Overland Rd., Ste. 355
Meridian, Idaho 83642

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, W. West Development, LLC, an Idaho limited liability company (“Grantor”), hereby grants, sells, transfers, and conveys Boise PLH, LLC, a Nevada limited liability company (“Grantee”), whose current address is 405 E. Overland Rd., Ste. 355, Meridian, Idaho 83642, that certain real property located in Ada County, Idaho and legally described in Schedule I attached hereto and incorporated herein (the “Property”).

TOGETHER WITH all of Grantor’s right, title, and interest in and to all streets, alleys, and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors, heirs, and assigns, forever.

AND GRANTOR for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims or encumbrances done, made or suffered by Grantor, except (a) matters of record as of the date hereof; (b) real property taxes and assessments for the current year that are not yet due and payable; and (c) any matters arising from the acts or omissions of Grantee or Grantee’s agents. Grantor hereby covenants to and with Grantee and its successors, heirs and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made or suffered by Grantor, but none other.

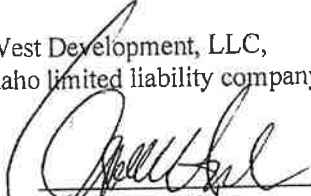
DATED EFFECTIVE 9/3, 2024 (the “Effective Date”).

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the Effective Date.

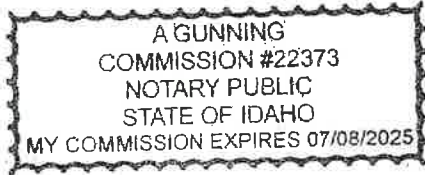
GRANTOR:

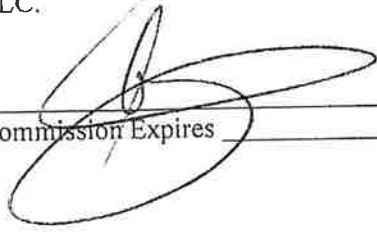
W. West Development, LLC,
an Idaho limited liability company

By: 
Name: Graye H. Wolfe, Sr.
Its: Manager

STATE OF Idaho)
County of Ada) ss.

This record was acknowledged before me on this 3 day of Sept, 2024, by Graye H. Wolfe, Sr., as manager of W. West Development, LLC.




My Commission Expires _____

SCHEDULE I

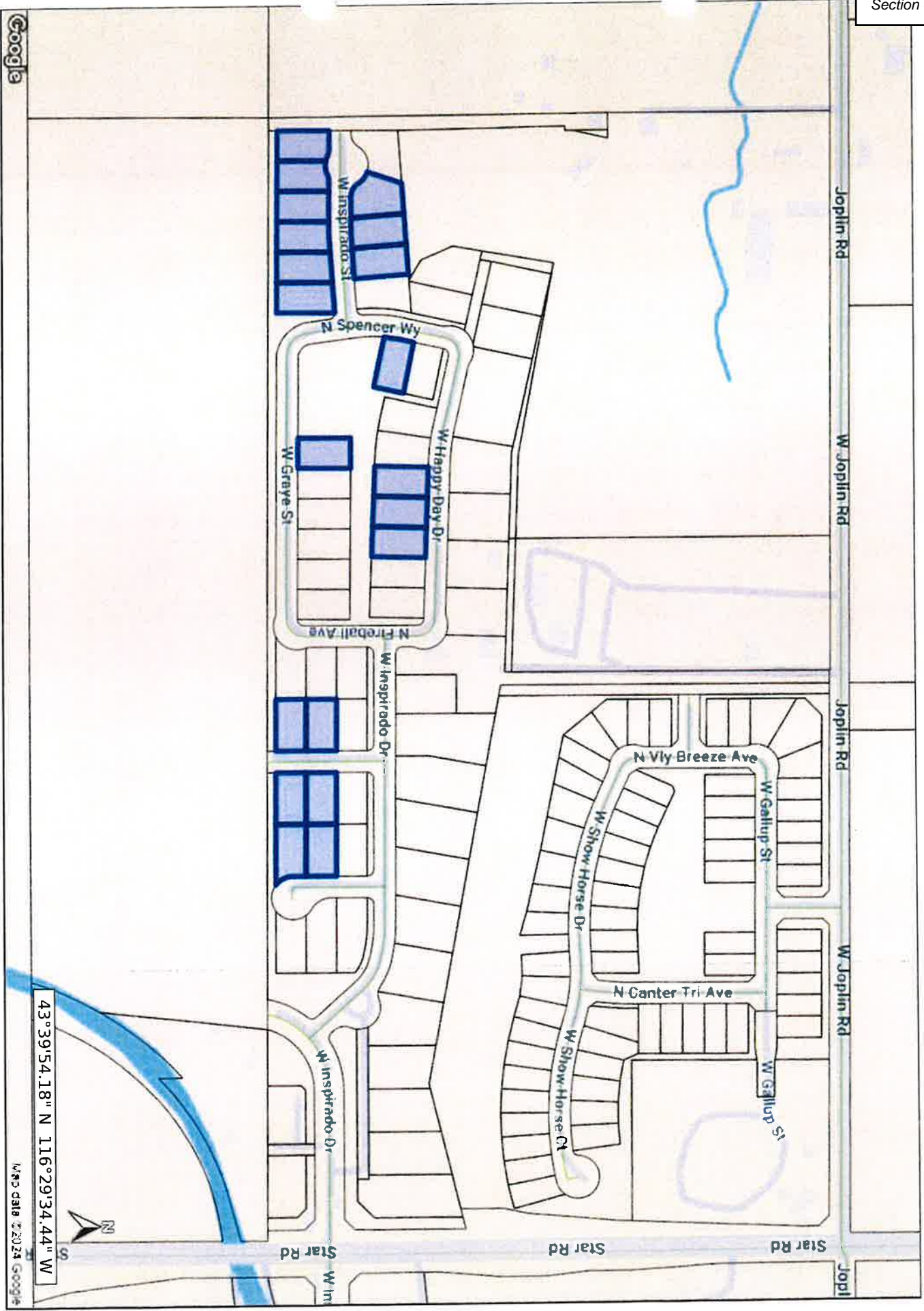
Legal Description of the Property

LOT 6 IN BLOCK 3 AND LOTS 2, 5, 6 AND 7 IN BLOCK 4 OF STARPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 127 OF PLATS AT PAGES 20400 THROUGH 20406, AND AS AMENDED BY AFFIDAVIT RECORDED FEBRUARY 7, 2024 AS INSTRUMENT NO. 2024-006283, RECORDS OF ADA COUNTY, IDAHO.



Vicinity Map

Starpointe Subdivision Easement Vacations



43°39'54.18" N 116°29'34.44" W

Map data ©2024 Google



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: January 21, 2025

FILE(S) #: VAC-24-04- Vacation/Reduction of Utility Easements located on Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

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

OWNER

Toll West Inc
 1140 Virginia Drive
 Fort Washington, PA 19034

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3. The easements being vacated/reduced are a 1-foot portion of the 6-foot permanent easements for public utilities, pressure irrigation and lot drainage.

PROPERTY INFORMATION

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

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid October 29, 2024

STAFF REVIEW AND RECOMMENDATIONS

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

COUNCIL ACTION

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

Council considers the following:

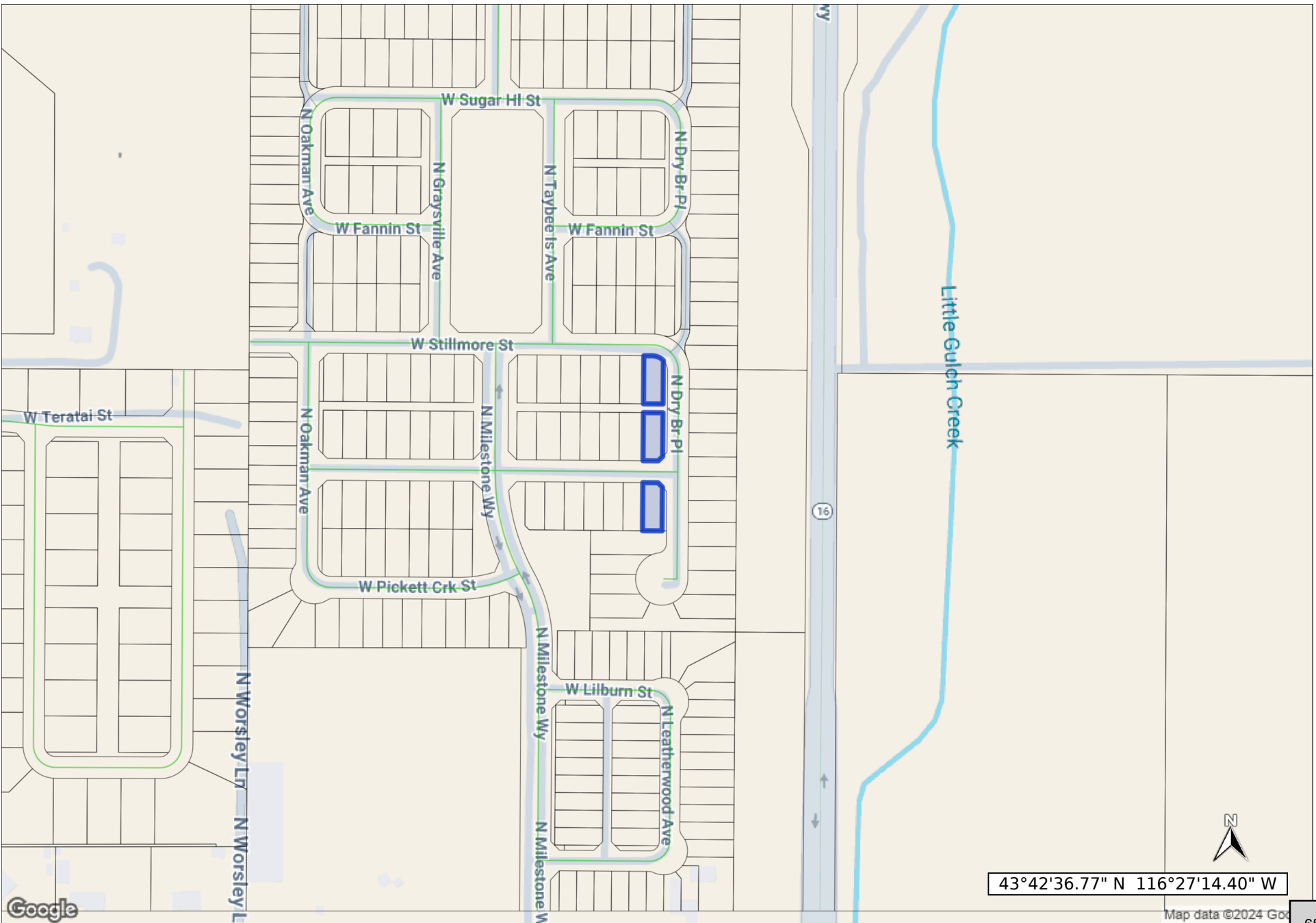
1. This application complies with the framework of Star’s Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

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

COUNCIL DECISION

The Star City Council _____ File VAC-24-04 Easement Vacation for Lot 8, Block 3 and Lots 8 & 10, Block 5 of Milestone Ranch Subdivision #3 on _____, 2025.



Toll Brothers®

LAND DEVELOPMENT

Section 6, Item D.

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

October 29, 2024

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

RE: Milestone Ranch Subdivision No. 3 – Easement Vacation/Reduction – Lot 8, Block 3; Lots 8 & 10, Block 5

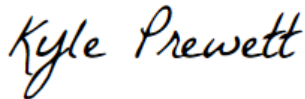
Dear Planning Staff,

Attached for your review is a Vacation application for the Milestone Ranch Subdivision No. 3. The easements being vacated/reduced are a 1-foot portion of the 6-foot permanent easements for public utilities, pressure irrigation, and lot drainage encumbering a portion of Lot 8, Block 3 and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3.

The vacation/reduction is required in order to allow the homes offered in the Subdivision to fit on the subject lots without encroaching into the subject easements. Once vacated/reduced, the retained 5-foot portion of the subject easements adheres to the City Code.

If you have any questions or need further information, please don't hesitate to reach out to me at (831) 801-9724 or kprewett@tollbrothers.com.

Respectfully Submitted,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



VACATION APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

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

Owner Name: Toll West Inc.
 Owner Address: 1140 Virginia Dr., Fort Washington, PA Zip: 19034
 Phone: _____ Fax: _____ Email: _____

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

Property Information:

Site Location: 8521 W Stillmore St.; 8520 W Chamblee St.; 8519 W Chamblee St.
 Parcel Number(s): R5712780580; R5712780620; R5712780140
 Approved Zoning Designation: MU

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
 	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
 	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Vacation Application	
✓	Fee	
✓	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
✓	Copy of recorded deed. FINAL PLAT	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
✓	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
✓	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

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

Kyle Prewett

10/29/24

Applicant/Representative Signature

Date

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

MILESTONE RANCH SUBDIVISION NO. 3

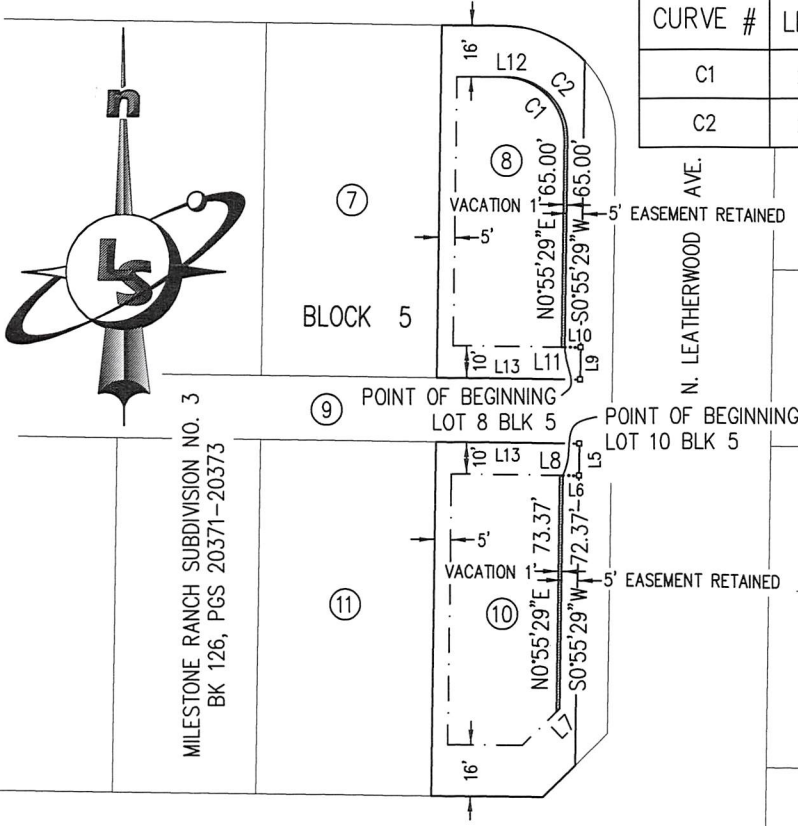
EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

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

W. STILLMORE ST.

CURVE TABLE

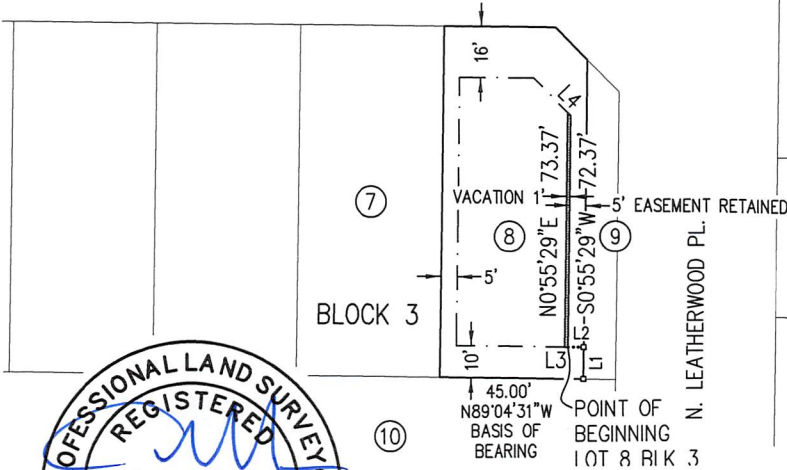
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.85'	19.00'	90°00'00"	N44°04'31"W	26.87'
C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'



LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W

W. CHAMBLEE ST.



LandSolutions
Land Surveying and Consulting

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



CenturyLink

5/2/2024

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers
3103 W Sheryl Dr, #100, Meridian, Idaho 83642

P861760
No Reservations/No Objection

SUBJECT: Request for the Vacation - A 1' portion of the existing 16' public utility, pressure irrigation, and lot drainage easement encumbering Lot 8, Block 3; Lot 8, Block 5; and Lot 10, Block 5 of Milestone Ranch Subdivision No. 3.

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink Right of Way Team

Kyle Prewett

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

Follow Up Flag: Follow up
Flag Status: Flagged

Alert

You have not previously corresponded with this sender. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Hello Kyle.

Tried calling your office line, but got VM.

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

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

Please call with any questions.

Thanks,
Andy

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

August 14, 2024

Sent via email to kprewett@tollbrothers.com

Toll Brothers Inc.
c/o Kyle Prewett
3103 W. Sheryl Drive, Ste. 100
Meridian, ID 83642

**Subject: Relinquishment of Public Utility Easement / Block 3 Lot 8, Block 5 Lot 8 & 10,
Milestone Ranch No. 3, Ada County, ID**

Dear Kyle:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office May 13, 2024, regarding the possible relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit(s) more specifically identifies the requested area for relinquishment as shown in yellow on Exhibit A and described in Exhibit B.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power will relinquish our interest in 1-foot of the 6-foot PUE that runs along the eastern boundaries of lot 8 (block 3), lot 8 (block 5) and lot 10 (block 5) as depicted on Exhibit A, while retaining the remaining 5-feet of said PUE.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,



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

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

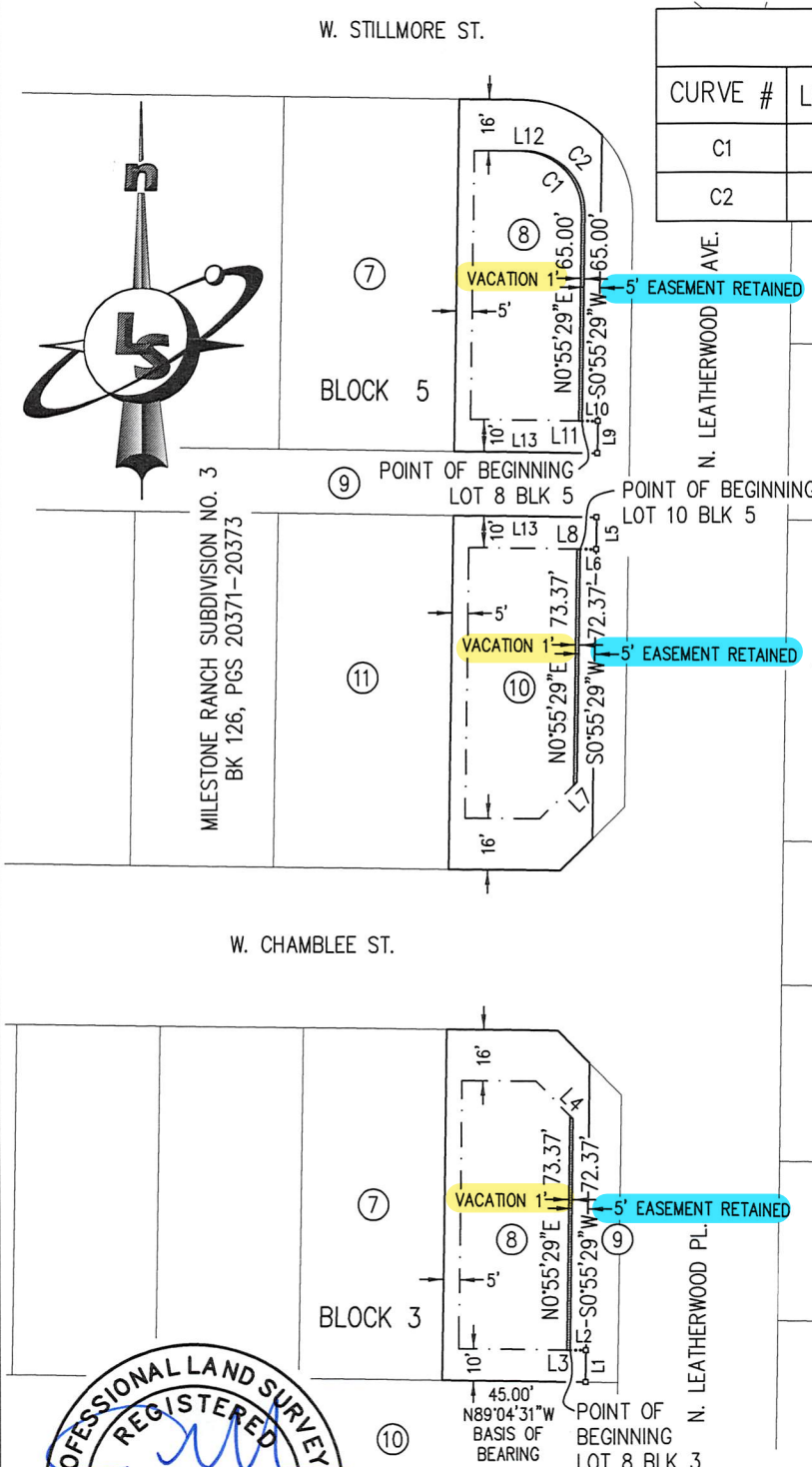
Exhibit A

Section 6, Item D.

MILESTONE RANCH SUBDIVISION NO. 3

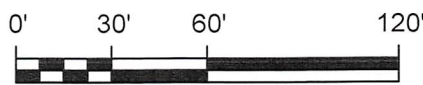
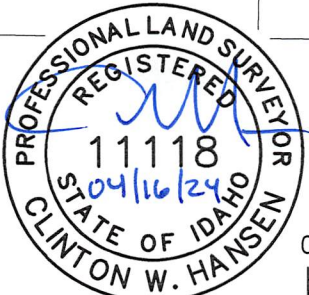
EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
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L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



LandSolutions

Land Surveying and Consulting

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

Exhibit B

Legal Description Milestone Ranch Subdivision No. 3 Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 8, BLOCK 3

Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet the **POINT OF BEGINNING.**

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 8, BLOCK 5

Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING;**

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

Thence a distance of 29.85 feet along the arc of a 19.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 44°04'31" E a distance of 26.87 feet to a point;

Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 84 square feet, more or less.

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



Telephone: (208) 629-7447 ext. 216
Facsimile: (208) 629-7559
P.O. Box 7985, Boise, Idaho, 83707



NOTICE: This e-mail, including attachments, constitutes a confidential attorney-client communication. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this communication in error, do not read it. Please delete it from your system without copying it, and notify the sender by reply e-mail or by calling (208) 629-7447, so that our address record can be corrected. Thank you.

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

Good Morning Andy,

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

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

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

Thank you,

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



Toll Brothers®

**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW**

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

Good morning,

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

Thanks,

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



Toll Brothers

**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW**

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From: Kyle Prewett <kprewett@tollbrothers.com>

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

To: farmers.union.ditch@gmail.com

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

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

Good Morning,

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

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

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

Thank you,

Kyle Prewett

Land Entitlement Manager, Idaho

Toll Brothers

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

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

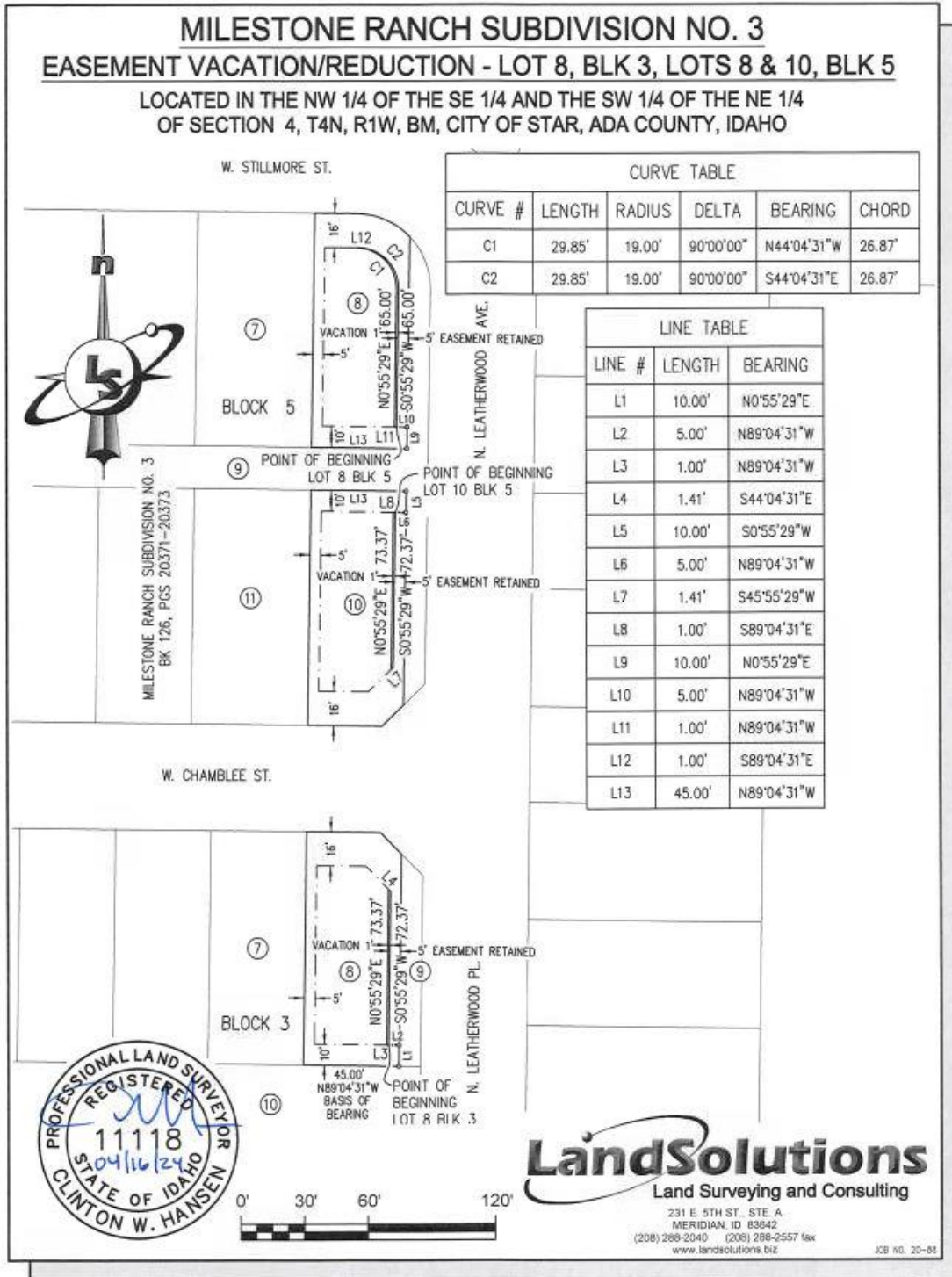


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Exhibit "A"



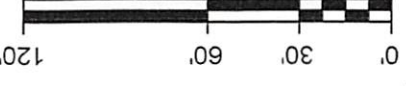
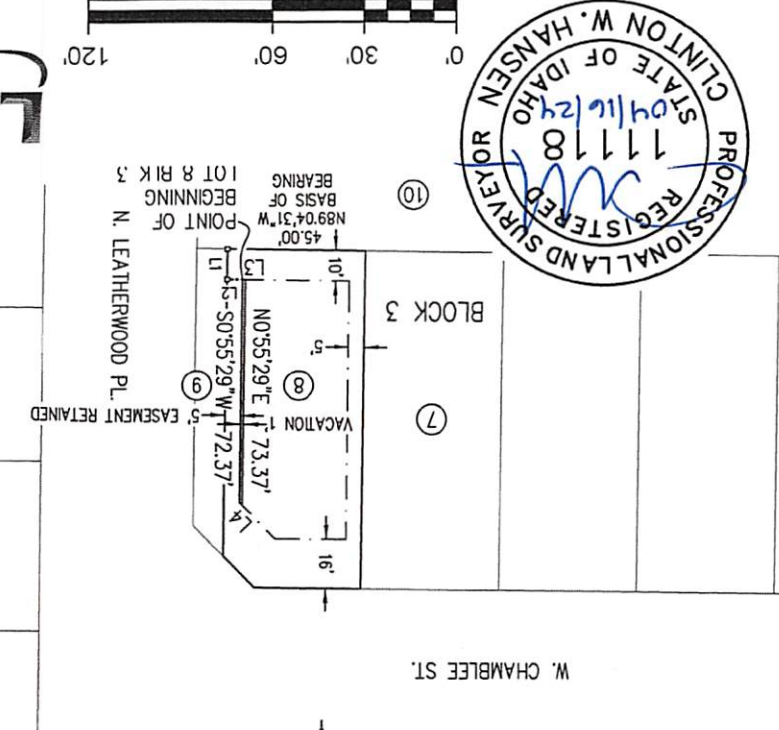
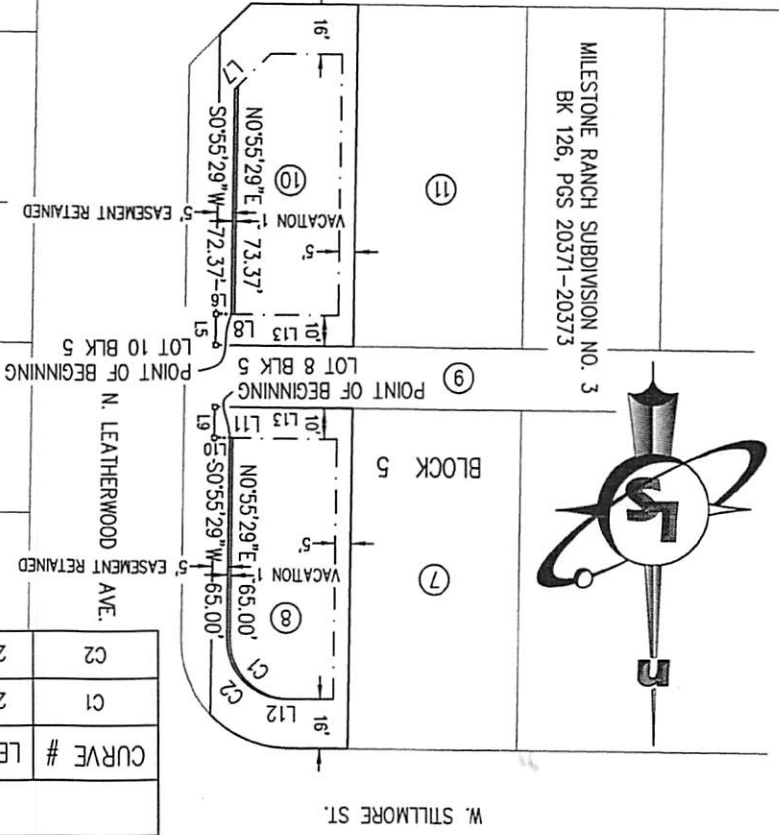
MILESTONE RANCH SUBDIVISION NO. 3
EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4
OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.85'	19.00'	90°00'00"	N44°04'31"W	26.87'
C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'

LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



Land Solutions
 Land Surveying and Consulting
 231 E 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz
 JOB NO. 20-88

Legal Description
Milestone Ranch Subdivision No. 3
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations
Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 8, BLOCK 3

Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 8, BLOCK 5

Commencing at a point marking the southeast corner of said Lot 8 of Block 5, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

Thence continuing along said westerly boundary a distance of 29.85 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 44°04'31" W a distance of 26.87 feet to a point;

Thence leaving said westerly boundary S 89°04'31" E a distance of 1.00 feet to a point of curvature;

Thence a distance of 29.85 feet along the arc of a 19.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 44°04'31" E a distance of 26.87 feet to a point;

Thence S 0°55'29" W a distance of 65.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 84 square feet, more or less.

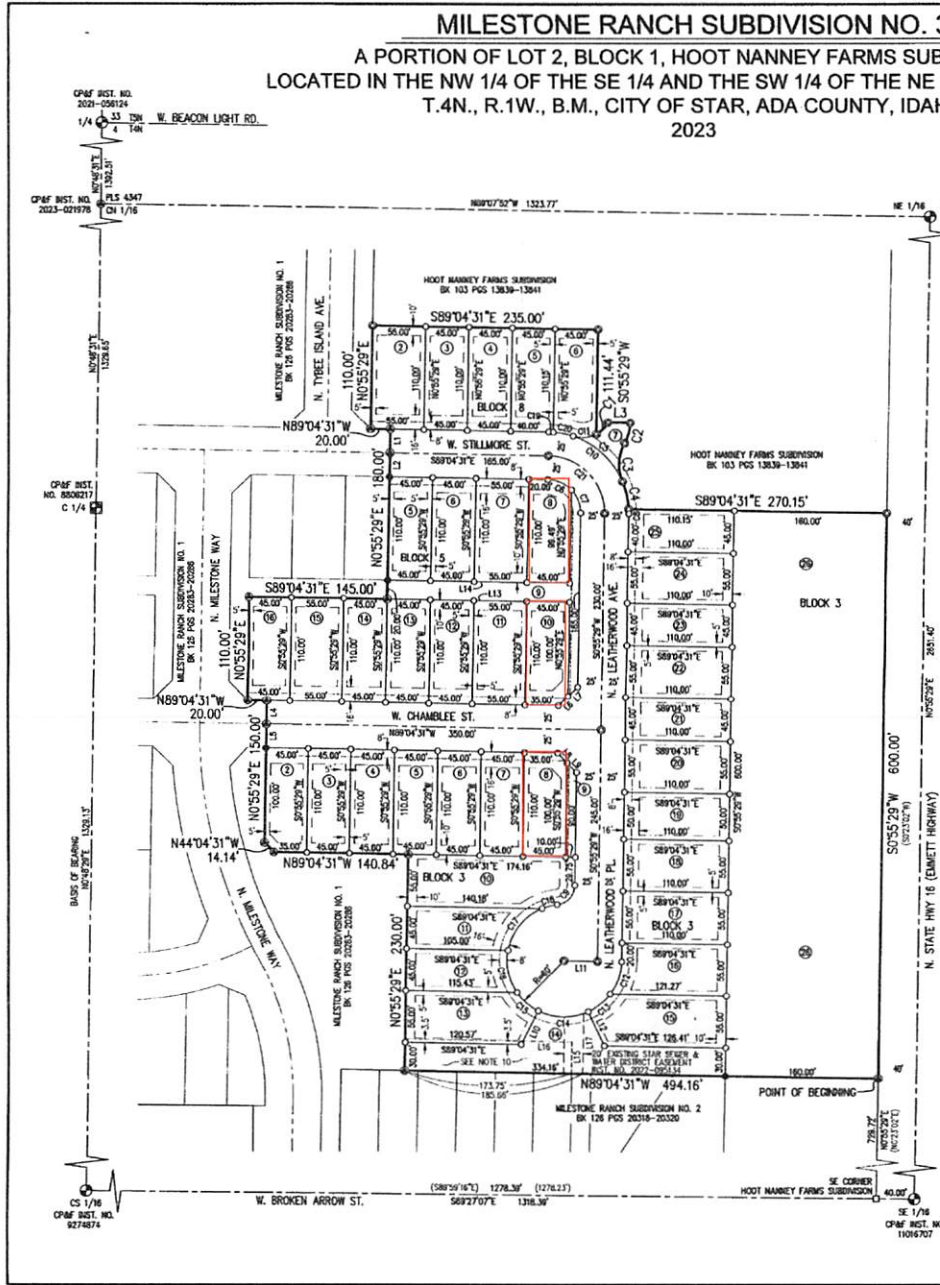
Clinton W. Hansen, PLS
Land Solutions, PC
April 16, 2024



MILESTONE RANCH SUBDIVISION NO. 3

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

BOOK 126, PAGE 2037H



CURVE TABLE					CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	17.82	30.00	345°12'	N43°54'27"E	17.96	C12	37.37	60.00	39°41'07"	N88°48'03"E	38.77
C2	22.79	46.00	287°22'	S15°50'57"W	22.95	C13	29.80	60.00	287°22'	N52°50'47"E	29.51
C3	41.82	46.00	52°05'36"	S37°38'36"W	40.40	C14	54.12	60.00	57°41'02"	S89°04'31"E	52.31
C4	30.17	85.00	207°20'	S17°37'01"E	30.02	C15	29.82	60.00	287°22'	S48°59'49"E	29.51
C5	72.05	85.00	48°34'11"	N47°04'17"W	68.92	C16	47.42	60.00	48°16'46"	S12°07'15"E	46.18
C6	27.85	35.00	45°30'00"	N88°48'36"W	27.12	C17	58.53	60.00	58°30'30"	S38°58'37"W	57.12
C7	27.13	35.00	44°34'58"	N27°16'36"W	26.48	C18	16.49	60.00	15°45'03"	S75°14'38"W	16.44
C8	5.00	85.00	372°20'	N8°45'41"W	5.00	C19	5.00	85.00	372°20'	N87°23'29"W	5.00
C9	30.15	21.00	82°11'42"	N42°07'20"E	27.61	C20	21.20	85.00	142°02'48"	N78°31'47"W	21.23
C10	133.57	85.00	60°00'00"	N44°04'31"W	120.21	C21	94.25	60.00	60°00'00"	N44°04'31"W	84.85
C11	24.89	30.00	47°43'08"	N84°47'53"E	24.27						



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00	S0°56'29"W	L5	25.00	S0°56'29"W	L9	14.14	N44°04'31"W	L13	190.00	N89°04'31"W
L2	25.00	S0°56'29"W	L6	14.14	N45°50'29"E	L10	40.00	S28°46'00"W	L14	190.00	N89°04'31"W
L3	25.00	S89°04'31"E	L7	14.14	N45°50'29"E	L11	35.00	N89°04'31"W	L15	33.50	N0°57'58"E
L4	25.00	S0°56'29"W	L8	14.14	N44°04'31"W	L12	40.00	S34°50'02"E	L16	51.50	S89°04'31"E
									L17	63.80	N0°55'29"E

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118
- FOUND 5/8" REBAR WITH PLS 11118
- SET 1/2" REBAR WITH PLS 11118
- SET 5/8" REBAR WITH PLS 11118
- CALCULATED POINT, NOT SET
- ⑩ LOT NUMBER
- (S89°30'37") RECORD DATA
- SECTION LINE
- - - CENTER LINE
- - - ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT LINE
- - - SEE NOTE 10
- - - ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. 2023-042158
- - - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- - - OTHER EASEMENT LINE AS NOTED
- - - SUBDIVISION BOUNDARY LINE
- - - LOT LINE
- - - ADJACENT PROPERTY LINE

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3606(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTRIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 8, 14 AND 28, BLOCK 3, LOT 8, BLOCK 5, AND LOT 7, BLOCK 6 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4603, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-041198, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOT 13 AND 14, BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 16, 2015 AS INSTRUMENT NO. 2015-10256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL. THE MASTER EASEMENT, THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2232, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2023-040786, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY AND STATE HIGHWAY 16 IS PROHIBITED.
- SEE INSTRUMENTS NOS. 2023-028288 AND VAC-23-01, RECORDS OF ADA COUNTY, IDAHO FOR VACATION OF EXISTING PLATTED EGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE AND IRRIGATION, AND IDAHO POWER EASEMENTS FOR THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.
- SEE INSTRUMENT NOS. 2022-028888 AND 2023-032887, RECORDS OF ADA COUNTY, IDAHO, FOR THE RELEASE OF THE HISTORIC IDAHO POWER OVERHEAD LINE EASEMENTS PER NOTE 8 OF HOOT NANNEY FARMS SUBDIVISION.
- LOT 7, BLOCK 8 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS FOR FUTURE RESIDENTIAL LOTS. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH, FILED AND RECORDED AS INSTRUMENT NO. 2023-062382, RECORDS OF ADA COUNTY, AND AS MAY BE AMENDED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, MORGLEY'S FULLY SUBDIVISION, THE TRELLES SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 1286, 4031, 5821, 5716, 6891, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



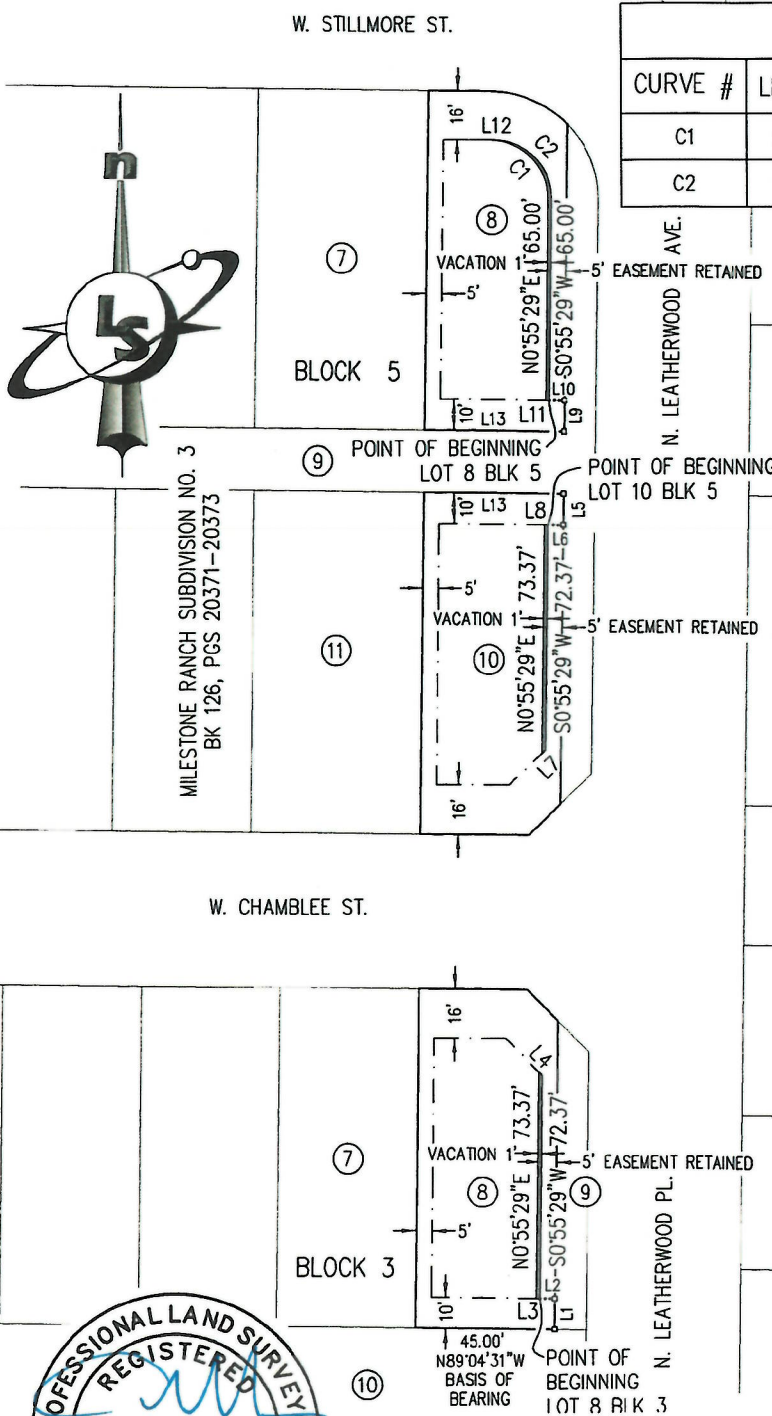
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MILESTONE RANCH SUBDIVISION NO. 3

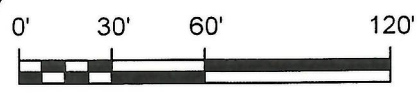
EASEMENT VACATION/REDUCTION - LOT 8, BLK 3, LOTS 8 & 10, BLK 5

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



CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.85'	19.00'	90°00'00"	N44°04'31"W	26.87'
C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'

LINE #	LENGTH	BEARING
L1	10.00'	N0°55'29"E
L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
L7	1.41'	S45°55'29"W
L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



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Legal Description
Milestone Ranch Subdivision No. 3
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations
Lot 8, Block 3, and Lots 8 and 10, Block 5

Parcels being portions of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easements as shown on Lot 8, Block 3, and Lots 8 and 10, Block 5 of Milestone Ranch Subdivision No. 3 as shown in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 8, BLOCK 3

Commencing at a point marking the southeast corner of said Lot 8 of Block 3, from which a point marking the southwest corner of said Lot 8 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 8 N 0°55'29" E a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

Thence leaving said westerly boundary S 44°04'31" E a distance of 1.41 feet to a point;

Thence S 0°55'29" W a distance of 72.37 feet to the **POINT OF BEGINNING**.

Said parcel contains 73 square feet, more or less.

EASEMENT VACATION – LOT 10, BLOCK 5

Commencing at a point marking the northeast corner of said Lot 10 of Block 5, from which a point marking the northwest corner of said Lot 10 bears N 89°04'31" W a distance of 45.00 feet;

Thence along the easterly boundary of said Lot 10 S 0°55'29" W a distance of 10.00 feet to a point;

Thence leaving said easterly boundary N 89°04'31" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 0°55'29" W a distance of 72.37 feet to a point;

Thence S 45°55'29" W a distance of 1.41 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

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Thence continuing N 89°04'31" W a distance of 1.00 feet to a point on the westerly boundary of said platted Public Utilities, Pressure Irrigation, and Lot Drainage easement;

Thence along said westerly boundary N 0°55'29" E a distance of 65.00 feet to a point of curvature;

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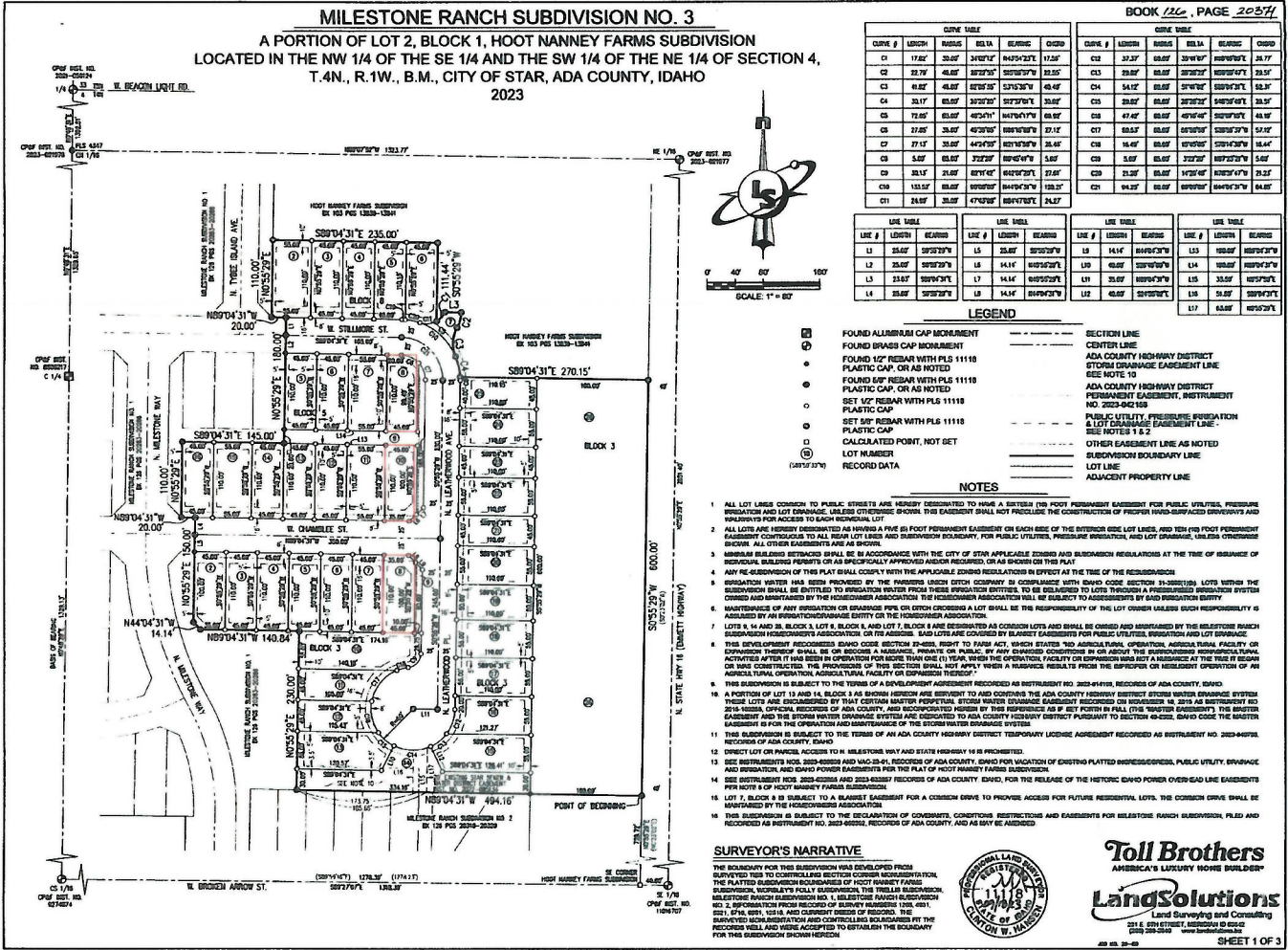
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Said parcel contains 84 square feet, more or less.

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





EASEMENT RELINQUISHMENT

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

By: [Signature]
Title: Chairman
Date: 05-17-2024

State of Idaho)
County of Ada) SS

On this 17th day of May, 20²⁴, before me, the undersigned, a Notary Public in and for said state, personally appeared John A. Kirtley, known or identified to me to be the Chairman of the Corporation known as Star Senior Water, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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

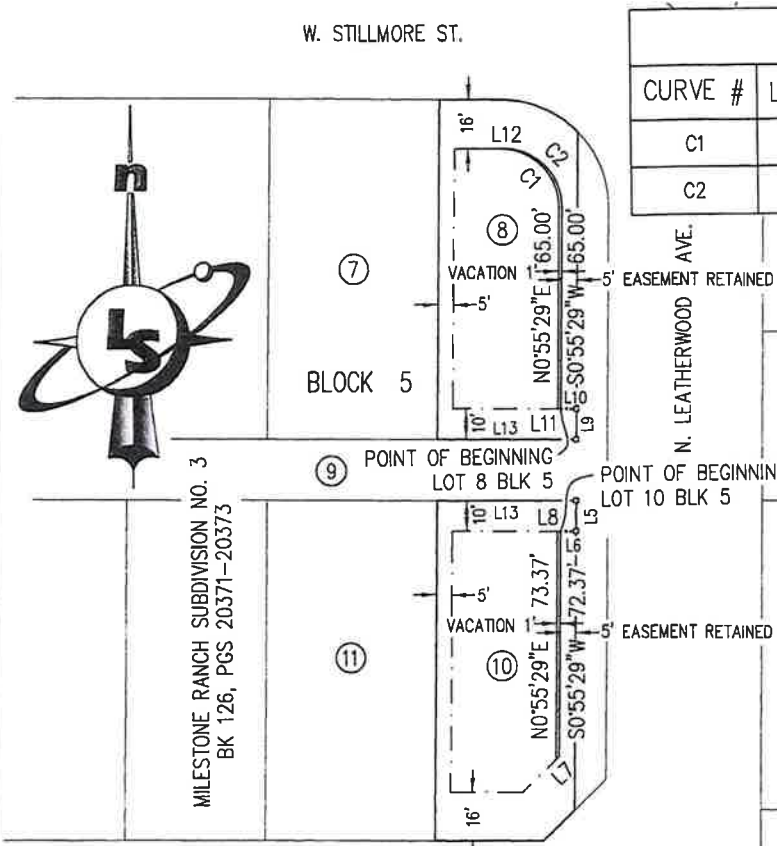


Terra A. Estrada
Notary Public for the State of Idaho
Star, ID
Residing at
02-24-2026
Commission Expires

MILESTONE RANCH SUBDIVISION NO. 3

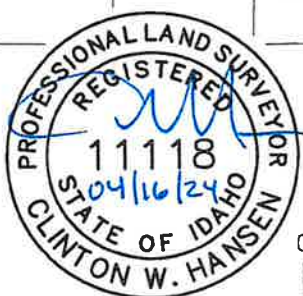
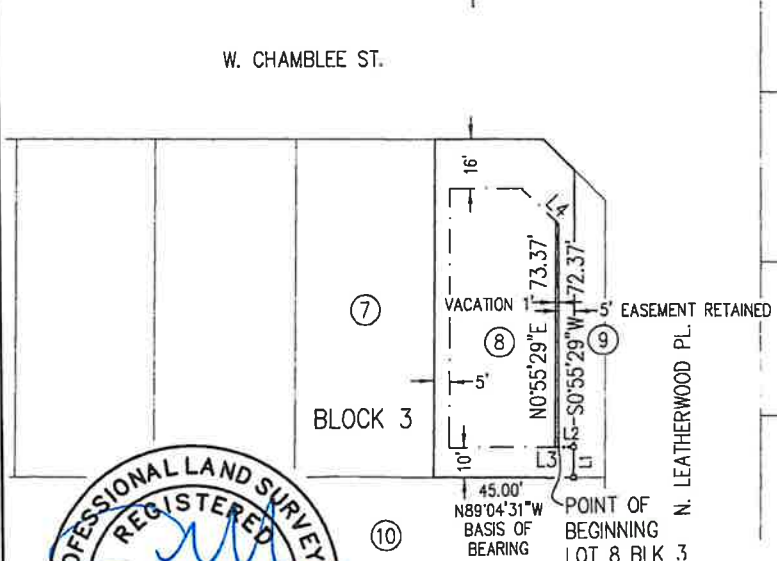
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C2	29.85'	19.00'	90°00'00"	S44°04'31"E	26.87'

LINE #	LENGTH	BEARING
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L2	5.00'	N89°04'31"W
L3	1.00'	N89°04'31"W
L4	1.41'	S44°04'31"E
L5	10.00'	S0°55'29"W
L6	5.00'	N89°04'31"W
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L8	1.00'	S89°04'31"E
L9	10.00'	N0°55'29"E
L10	5.00'	N89°04'31"W
L11	1.00'	N89°04'31"W
L12	1.00'	S89°04'31"E
L13	45.00'	N89°04'31"W



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JOB NO. 20-88

Legal Description
Milestone Ranch Subdivision No. 3
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacations
Lot 8, Block 3, and Lots 8 and 10, Block 5

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Thence along said westerly boundary N 0°55'29" E a distance of 73.37 feet to a point;

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EASEMENT VACATION – LOT 10, BLOCK 5

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



**FINDINGS OF FACT AND CONCLUSIONS OF LAW
LEGADO SUBDIVISION (FORMERLY STAR RIVER RANCH NORTH SUBDIVISION)
PRELIMINARY PLAT AMENDMENT/PRIVATE STREET
FILE NO. PP-22-05 MOD/PR-24-05**

The above-entitled Preliminary Plat Modification and Private Street land use application came before the Star City Council for their action on December 17, 2024, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

Request: The Applicant is seeking approval of a Preliminary Plat Modification and Private Street with gates for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5. The original preliminary plat was approved by City Council on March 23, 2023. The subject property is generally located south of Hwy 44 and west of Bent Lane in Star, Idaho. Canyon County Parcel Number R3403500000.

B. Application Submittal:

A neighborhood meeting was held on February 15, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on August 16, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on November 2, 2024. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on October 30, 2024. The property was posted in accordance with the Star Unified Development Code on December 3, 2024.

D. *History of Previous Actions:*

- **May 1, 2007** – Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.
- **July 19, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to September 6, 2022.
- **September 6, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 7, 2023.
- **March 7, 2023** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 21, 2023.
- **March 21, 2023** – Council approved application for Preliminary Plat/PUD (PP-22-05) for Star River Ranch North Subdivision. The preliminary plat was approved for a maximum of 71 single family residential lots with 12 common lots on 23.77 acres.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-5)	Estate Urban Residential	Vacant
Proposed	Residential (R-5)	Estate Urban Residential	Single Family Residential
North of site	Mixed-Use (MU) AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural Single family residential
South of site	Residential (R-2)	Estate Urban Residential	Star River Ranch Common Lot/ vacant/agricultural/Single Family Residential
East of site	AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural
West of site	Mixed Use (MU)	Estate Urban Residential	Old East Canyon Development Vacant/Agricultural

F. *Development Features:*

PRELIMINARY PLAT:

PRELIMINARY PLAT: (Original Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342

square feet with the average buildable lot area of 9,280 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicants intent is to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. The total usable open space proposed is 3.63 acres (15.4%) . The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue from Bent Lane along the south. Silverthorne Avenue will connect to the future northern collector road when that property is developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The preliminary plat shows a total of 3 amenities. The applicant is proposing a large, central open area that will house 2 soccer fields. The applicant is also proposing connected walking paths within the development and a future dog park.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.**
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **Landscaping:** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary

number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.

- **Setbacks:** – The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names as public streets. New street names will be required to conform to the private road naming conventions.
- **Phasing:** - Applicant is proposing the development will be built out in two phases.

PRELIMINARY PLAT: (Modification Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 11 common area lots and 1 common driveway, for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 6,260 square feet to 14,716 square feet with the average buildable lot area of 9,319 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.86 acres (20.45%) of overall open space, which includes 3.81 acres (16.03%) of usable open space. The Unified Development Code, Section 8-4E-2 states that all developments shall have a minimum of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements.

Streets are now proposed to be private throughout the development. The applicant is proposing local streets to be 36 feet from back of curb to back of curb located in a 40-foot Right of Way with an 8-foot-wide planter strip and 5-foot-wide detached sidewalks. These measurements satisfy Section 8-4D-34B(4) of the Unified Development Code. The applicant has also removed the entrance road on the southwest corner of the property and is proposing a shared driveway instead. Under Section 8-6B-2D, common/shared driveways shall not be permitted for residential developments unless an approved, emergency turnaround is provided, and the driveway is approved by the Fire District. Staff

recommends that the entrance road be added back to the plan as a shared drive does not meet code and the secondary entrance is necessary for emergency access.

The applicant is proposing that the main entrance to the development be divided by a median, creating 18-foot-wide driving lanes with 7-foot-wide planter strips and 5-foot-wide detached sidewalks. This will require Fire District approval.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue which will connect to a future collector road, Landruff Lane, to the north when that property is developed. **Silverthorne Street was originally connected to Bent Lane on the south. Staff recommends that connection still be made for emergency access and to eliminate the shared drive proposed on the new plan.**

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The original preliminary plat proposed a total of 3 amenities. The revised preliminary plat is now removing pickleball courts and replacing it with a pool. There will also be a large open, grass area and walking paths throughout the development.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision.
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **Landscaping:** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements.
- **Setbacks:** – The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Matanuska and Talkeetna streets are over 750' in length. Council will need to approve these private street lengths.

- **Mailbox Cluster:** - Applicant has provided communication from the Star Postmaster depicting the approved location of the mailbox clusters. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat. New street names will be required to conform to the private road naming conventions.
- **Phasing:** - Applicant is proposing the development will be built out in two phases.
- **Gates:** - **The applicant is proposing the private streets to be gated. Unified Development Code section 8-4D-3(4) states that private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.**

G. Existing Site Characteristics:

Existing Site Characteristics: The property is now currently vacant land/pasture.

Irrigation/Drainage District(s): - Canyon County Water Company, LTD.
P.O. Box 11
Star, ID 836669

Flood Zone: This property is located in flood hazard Zone AE.
FEMA FIRM Panel: 16027C0259G
FIRM Effective Date: 6/07/2019
Base Flood Elevation: AE 2541.0 feet

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – None identified.
- ✧ Evidence of Erosion – No known areas.
- ✧ Fish Habitat – No known areas.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.

- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

H. *Agencies Responding:*

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

Star Fire District

October 7, 2024

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

None

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

COMPREHENSIVE PLAN (As of Submittal of Original Application – Under Old Plan):

8.2.3 Land Use Map Designations:

Neighborhood Residential:

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 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.

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:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the 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.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

UNIFIED DEVELOPMENT CODE (As of Submittal of Application – Prior to UDC Update):

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal

water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (As of Submittal of Application – Prior to UDC Update):

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (Current UDC Standards as of 6-7-22):

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

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.

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

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

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

A. Design Standards:

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

B. Construction Standards:

- 1. Obtain approval from the county street naming committee for a private street name(s);
- 2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
- 3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
- 4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
- 5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.
- 6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
- 7. No building permit shall be issued for any structure using a private street for access to a

public street until the private street has been approved.

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

- 1. Private Road Reserve Study Requirements.
 - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association’s reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board’s analysis of the reserve account requirements as a result of that review.
 - b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association’s obligation for the repair and replacement of all private road components.
 - c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

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

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

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

- d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
- a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 - 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
 - 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
 - 3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.
5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space

total, as determined by the Administrator.

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

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

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

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the

responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

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

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

a. Residential Elevations:

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

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



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
- b. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
- c. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- d. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance

shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-6A-3: PRELIMINARY PLAT PROCESS

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

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

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, any unresolved access or traffic generation issues related to ACHD/HD4 or ITD regulated roadways should be resolved by the applicant prior to acceptance of any application. The administrator may require a letter from the appropriate transportation agency or servient property owner to be submitted with the application.

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

administrator at least the following:

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

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

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

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

8-6A-7: PRELIMINARY PLAT FINDINGS:

- 1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat modification request, as presented, does not meet all requirements associated with the Unified Development Code. Section 8-4D-1 requires private streets to be approved by City Council. Further, Council finds that the intent and purpose of private streets is to provide access and frontage and where private streets will maintain or enhance the safety of the development. Council does not believe that safety can be maintained in this development.
- 2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that the City has been made aware of potential public health and safety issues from the City Police Chief, who testified that private streets would pose a concern with police protection, including limited ability to enforce traffic laws on private property.
- 3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
- 4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has been made aware of potential public health and safety issues from the City Police Chief, who testified that private streets would pose a concern with police protection, including limited ability to enforce traffic laws on private property.
- 5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.

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

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

B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

Council finds that there is a potential for the proposed private street to be detrimental to future property owners within the accompanying subdivision. The Council finds that the City has been made aware of potential public health and safety issues from the City



Police Chief, who testified that private streets would pose a concern with police protection, including limited ability to enforce traffic laws on private property.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on December 17, 2024, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

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

- Shawn L Nickel, Planning Director
- Conner Lindstrom
- Tim Eck
- Pete Baliki
- Star Police Chief Zach Hessing
- Chris Spilano
- Norka Helmik
- Ryan Morgan, City Engineer

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

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed preliminary plat modification and private street application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, street configuration, police concerns, and drainage and stub street issues. The Council concluded that the Applicant's request is not in the best interest of the City, and may pose potential emergency service provider issues associated with converting the public roadways with this subdivision into private streets. Council hereby incorporates the staff report dated December 17, 2024 into the official decision as part of these Findings of Fact, Conclusions of Law.

Council added to the required Development Agreement the following conditions of approval to their decision:

- The applicant shall retain the southern, north/south street access to Bent Lane within the final plat.

Council Decision:

The Council voted 3-0 (Nielson absent) to deny the Preliminary Plat Modification and Private Street for Legado Subdivision (formerly Star River Ranch North Subdivision) on December 17, 2024.

Dated this 21st day of January 2025.

ATTEST:

Shelly Tilton, City Clerk

By: _____
Trevor A. Chadwick, Mayor



ADDENDUM #3

This addendum to the Master Services Agreement dated _____, is made by and between the **City of Star**, referred to as the "Client" located at **10769 W. State St. Star, Idaho 83669**, AND **Clearwater Financial, LLC** located at **PO Box 505 Eagle, ID 83616**, referred to as the "Consultant."

1. **Scope of Services.** The Client hereby employs the Consultant to perform the following services in accordance with the terms and conditions set forth in this addendum and any attached exhibits. These services include:

- a. Pathways and Trails Impact Fee: See **Exhibit A** to this addendum.

The completion of this scope will be dependent on the availability of information needed to complete the scope as identified in **Exhibit A**, some of which may be provided by the Client.

2. **Terms of Agreement.** This addendum will begin when this addendum is fully executed by both the Client and the Consultant. The time frames for delivery of services will be measured from the execution of this addendum and as outlined in **Exhibit A**.

3. **Cost of Services.** The Client will pay the costs for these services will be:

- a. Exhibit A:
 - a. Pathways and Trails Impact Fee Project: \$ 28,000.

The Consultant will submit a monthly invoice for progress billing of services performed on the scope to date. The Client will pay the Consultant the amount due as indicated within thirty (30) days of the invoice date.

If additional expenses such as travel, meals, communications, print, software, data sources, and other out-of-pocket expenses are required; these costs will be paid by the Client to the Consultant.

4. All other terms and conditions as outlined in the Master Services Agreement remain in force.

Client: _____
Name: _____
Title: _____

Consultant: Clearwater Financial
Name: Cameron Arial
Title: President

/s/: _____
Date: _____

/s/: _____
Date: _____



CITY OF STAR

Development Impact Fees: Pathways and Trails PROJECT SCOPE

OVERVIEW – EXHIBIT A

1. Project Background and Description

- i** Definition of Impact Fees: Idaho Code defines an impact fee as “... a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development.” Impact fees are one-time assessments established by local governments to assist with the payment of capital improvements as a result of new growth and development. Idaho Code **Section 67-82**.

Project Purpose: As the City is a fast-growing municipal entity that needs additional funding to keep up with service demands, the City is asking Clearwater Financial (CWF) to advise and service its needs in a comprehensive way, beginning with the development of impact fee (IF) services particularly focused on pathways and trails services. It is contemplated that a future Master Facilities Plan (MFP) would include the results of these IF efforts.

Organization Background: The City of Star is in the SW of Idaho in north Canyon County.

- Population approximately 17,000 (2023 estimate)
- Part of the Boise-Nampa Metropolitan Statistical Area (MSA)
- Employs 25 full-time and 2 part-time employees
- The City worked with a firm to create a Pathways and Trails Master Plan that included a CIP. They would like to engage the community in a process to establish development Impact Fees (IF) to fund capital needs for its pathways and trails because of growth. This process would be underpinned by Public Engagement (PE) services.

Committed City Staff: Mayor Trevor Chadwick, City Clerk, City Treasurer, Deputy Clerk/Treasurer Pathways and trails Director and City PIO staff.

2. Project Scope

- i** **Initiation: Project Logistics and Data Gathering**
 - Project Logistics: includes establishing points of contact, communication preferences and expectations, determination of project timeline and milestones, and establishment of client approval process.
 - Establish and document project logistics including project team and contact information, approval processes, web, social and branding assets
 - Set goals and criteria for prioritizing projects, project budgets, and timelines
 - Gather and review existing documentation including comp plans, new CIP, projects, staffing, funding sources, established level of service (LOS), land use policies.
 - Existing Documentation Review: includes obtaining a list of all pathways and trails and determining a standardized measure (or service unit) of public consumption, deficiency identification and cataloguing, impact fee cash flow analysis, current impact fee report & existing CIP review, current and future land use policy review, current department staffing assessment, current service level, and evaluation of what needs to be updated, including project, costs, and demographic variables
 - Legal Authority & Framework includes determining the legal authority and framework for imposing impact fees, state statute, ordinance, resolution and client approval, and consultation of legal counsel to ensure that the proposed impact fee program adheres to legal requirements.
 - Stakeholder Engagement: Includes determining stakeholders, establishing contact, scheduling dates and coordination of meetings, and providing summary of results.



Analysis:

- Needs Identification & Impacts includes identification of public services and infrastructure impacted by new development, assessment with staff and development of impact fee committee of identified services and infrastructure, estimation of costs associated with providing or expanding these services and infrastructure.
- Demographics and Land Use Analysis: current and forecasted development: population, housing units, employment, nonresidential building for a period of 10 but not to exceed 20 years. Possible sources include COMPASS, Census and ACS, nonresidential square footage projections, building permit histories and other sources.
- Impact Fee Study: includes conducting an impact fee study to quantify the specific impacts of new development on public services and infrastructure; determining the appropriate fee amounts for varying types of development, utilizing specific calculations to determine current & future levels of service, projected growth, calls per unit and other calculations as needed.
- Conditions Analysis: *Assumes city will provide or outsource detail on:*
 - Identify needs and prioritize projects by reviewing current and assumed future uses of facilities, conducting internal staff interviews, internal department, advisory committee, and community stakeholder interviews.
 - Inventory and analyze existing infrastructure assets, conditions, performance and functionality, deficiencies and plans to address, project costs and funding sources.
 - Determine assets eligible for impact fees based on growth impacts
- Usage Analysis: Current and Future Levels of Service:
 - Analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing capital improvements by service type.
 - Estimate costs associated with maintaining, improving, or expanding services and infrastructure. Consider facilities, land, equipment, staffing, upgrades, and CIP/Impact Fee creation costs.
- System Improvements and Cost Analysis: *Assumes city will provide or outsource detail on:*
 - Determine and inventory system improvements and their costs necessitated by and attributable to new development in the service area based on the approved land use assumption.
 - The total number of service units necessitated by and attributable to new development within the service area.
 - The projected demand for system improvements required by new service units projected over a reasonable period not to exceed twenty (20) years
- Methodologies
 - Evaluate and determine the most appropriate methodology for each component of the impact fees: Ex: Demand Analysis, System Buy-in Approach, Incremental Expansion, Cost Recovery, Negotiated Fees, Benefit Districts, Standardized Fees.
- Credits and Exemptions: Document and account for the allowed credits and exemptions to impact fees. Developers, schools, large lots, donated land, etc. will be considered in this analysis.
- Funding and Cash Flow Analysis: Identification of all sources and levels of funding available for the financing of the system improvements. Identify gross revenues, capital facility costs and possible funding (grants, bonds, etc.), deficits, credits and exemptions, anticipated funding sources and other governmental cost sharing.
- Deploy public engagement objectives and deliverables: Includes hosting public meetings and workshops, updating websites, providing content and updates to social media platforms, and engaging employees and stakeholders via email communication.

Build:

- Impact fees:
 - Build proposed IF calculations from a transparent and equitable methodology based on current service level analysis and current assets analysis, CIP value and IF portion and per residential unit.



- Create table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial.
- Assist with inter-governmental relations:
 - Support relations and documentation including the legal basis, fee schedule, collection procedures, exemptions, credits, and administrative processes for cost sharing of improvements by reasonable share of funding by each unit.
 - Draft ordinances: includes the preparation of a draft ordinance or resolution establishing the impact fee program, and presentation of draft.
 - Public engagement: Deploy public engagement materials according to the approved plan. Includes provision of public notice of the proposed impact fee program(s), determination of any necessary public hearings, scheduling and coordination of determined meetings, and stakeholder and employee email communication.
 - Provide materials for leadership and the CIP / Impact Fee Advisory Committee
 - Meet with and obtain Advisory Committee letter of support
 - Create CIP and Impact Fee report.

Implementation:

- Advise on IF ordinance creation and adoption;
- Assist with the execution of intergovernmental agreements if needed;
- Assist with the coordination of the Advisory Committee as it relates to the creation of impact fees;
- Assist with the creation and adoption of specialized assessments, donation, credit/reimbursement, spending, and update process policies for IF.
- Annual updates: Create a calendar for annual reviews that would include reviewing the CIP/IF with leadership and the Advisory Committee for:
 - changes in facility needs
 - additions or subtractions of assets
 - assessment of performance and impact of projects including completed projects and/or analysis of projects not completed and plan for completion strategies
 - inclusion of any identified future projects
 - annual updates proposed to the City Council
 - Five (5) year comprehensive review.
- Public Engagement: includes social media content and posts, and stakeholder and employee email communication required due to changes to IF.

3. High-Level Requirements

- i** City staff will provide Clearwater Financial Staff with:
 - Single point of contact to staff and assist in the IF process
 - Timely response for providing information, reviewing progress documents, and providing approvals as detailed in the project timelines. Failure to adhere to deadlines may compromise the project timeline and impede our ability to complete the project within scope and on schedule.
 - Essential background information on pathways and trails and files and calculation methodologies from associated CIP.
 - Available demographic data including current COMPASS data
 - Three years of financial audits
 - Current operating budget
 - Project lists including project costs; intend 5-year projection of projects
 - Operation and maintenance plans
 - Creation of a list of Advisory Committee participants and assist with the logistics of the Committee



- Identification of all existing Pathways and trails public facilities and other assets
- City staff will engage with Clearwater staff throughout the process by:
- timely providing required information for analysis listed above
 - approving scope and work deliverables
 - attending meetings as scheduled
 - reviewing and approving information as needed to complete the Project

4. Deliverables

i **Impact Fee Schedule and Report:**

Executive summary, methodologies, IF schedule by land use type, cash flow analysis, implementation & administrative procedures, and public engagement report.

- Credits and Exemptions: documentation of allowable credits and exemptions from impact fees
- Intergovernmental Agreements: If improvements involve multiple governmental entities, (a)an agreement(s) detailing the cost-sharing arrangements
- Proposed Impact Fee schedules by land use type and activity.
- Public engagement and material summary: website, social media, and news content throughout the project.
- Implementation recommendations.

5. Affected Parties

- i** City of Star, Mayor, Council, City staff, Pathways and trails & Recreation, Facilities Departments

6. Specific Exclusions from Scope

i Does not include:

- Development of a comprehensive CIP specific to pathways and trails as was recently completed as part of the Pathways and Trails Master Plan.
- Any other CIP or Impact fee development except for those relating to pathways and trails
- Annual update and administration of IF without annual renewal of retainer with CWF
- Master Facility Plan, but does contemplate the inclusion of this scope in a future MFP process
- Guaranteed results and approval of development impact fees ordinance

7. Affected Business Processes or Systems

- i** Pathways and trails and Recreation Department, City operations, maintenance, facilities, services, budgeting, accounting, and public engagement

8. Implementation Plan

- i** CWF will work with City staff to develop a comprehensive and integrated timeline for the Project.



9. High-Level Timeline/Schedule

- i** ○ Project start: January 2025 or when City can start the process.
- Project completion: The project is estimated to take 6-7 months from when it starts. The project timeline will be outlined before the project starts. Failure to adhere to deadlines may compromise the project timeline and impede our ability to complete the project within scope and on schedule.

10. Cost

Impact Fees for Pathways and Trails: \$28,000

Other Costs: If more expenses such as travel, meals, communications, print, software, data sources, and other out-of-pocket expenses are required; these costs will be paid by the Client to the Consultant.

**AMENDED AND RESTATED DEVELOPMENT AGREEMENT
6697 FOOTHILL ROAD ANNEXATION (FORMERLY GARNET SUBDIVISION)**

This Amended and Restated Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and [REDACTED], hereinafter referred to as "Owner" and "New Owner".

WHEREAS, New owner owns a parcel of land of approximately 5.23 acres in size, currently located within the City of Star, zoned R-1-DA and more particularly described in **Exhibit A** of Ordinance 386-2023, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, New owner has recently purchased the Property and is now the applicant in connection with City of Star File Number AZ-23-01/DA-23-01/PP-23-01, seeking a development agreement modification approval for the Property.

WHEREAS, on May 2, 2023, the Property was annexed and zoned R-1-DA and made subject to that certain Development Agreement, dated July 19, 2023 between City and Opus Development, LLC, recorded on August 16, 2023 as Instrument No. 2023-026368 in the office of the Canyon County Recorder ("**Original Development Agreement**");

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, and for a specific purpose or use and with specific approved design and dimensional standards;

WHEREAS, the City has authority to enter into development agreements, including modifications, to condition annexations and re-zones;

WHEREAS, it is the intent and desire of the parties hereto to proceed with development of the Property in accordance with this Agreement, which the parties agree will fully amend and replace the Original Development Agreement;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's and Developer's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, for and in consideration of the mutual covenants, duties and obligations herein set forth, the parties hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on Exhibit A, Owner is allowed to develop the 5.23 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-1-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. ~~The Property shall be developed in substantial conformance with the approved preliminary plat, dated 5/2/23, a copy of which is attached hereto and incorporated by reference herein as Exhibit B. The property is eligible for a one-time parcel division. The owner shall submit all necessary applications for review and approval of a parcel division prior to issuance of a building permit for a second, primary residence on the property.~~

2.3 Uses. The Property is hereby approved for ~~a maximum of 5 residential lots~~ all land uses and operations allowed within the City of Star, subject to compliance with the requirements of the current City of Star Municipal Code.

2.4 Setbacks. The development shall comply with the standard setbacks for the R-1 zone as follows:

Single-family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	30'	30'	10'	20'

2.5 Additional Requirements:

- ~~The applicant shall extend the bus stop turnout located to the east into the frontage of the new subdivision.~~
- All homes shall be required to provide fire sprinklers and emergency access in compliance with the Star Fire District.
- ~~The Council approves the revised preliminary plat showing a reversed lot layout as discussed in the public hearing (two lots adjacent to east property line).~~
- ~~The applicant shall provide a streetlight at the entrance to the subdivision.~~
- ~~The Council hereby approves the reduced private street width to a minimum of 24' with no parking or 26' with parking on one side as~~

~~determined by the Fire District. The Council waives the requirement for sidewalks within the subdivision.~~

- ~~Applicant Owner~~ agrees to pay all City Emergency Services Mitigation Fees in effect at the time of building permit for each primary single-family dwelling.
- ~~Applicant shall meet all specific conditions of approval for Preliminary Plat PP-23-01.~~
- The owner shall be required to annex into the Star Sewer & Water District, and meet all District requirements if three (3) or more single-family dwelling lots are developed on the 5-acre parcel.
- The property associated with this annexation shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7, and shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued on any active building permit until the violations are remedied, and/or fines issued by the City.

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the ~~\$5,000.00~~ traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer ~~will~~ shall pay the City \$1,000.00 per buildable lot ~~within each phase prior to signature on the final plat for the applicable phase at the time of building permit.~~ The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the uses permitted by this Agreement or fails to comply with the restrictions without formal modification

of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

Section 3. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 4. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 5. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 6. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner/Developer: 10206 West State Street LLC
Evan McLaughlin
2001 N. 20th Street
Boise, Idaho 83702

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

[end of text; signatures and exhibits follow]

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

**SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT
AGREEMENT
10206 W. STATE STREET REZONE- PLANNED UNIT DEVELOPMENT**

This Second Amendment to the First Amended and Restated Development Agreement (this "Second Amendment") is entered into as of the date set forth below by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and 10206 West State Street, LLC, hereinafter referred to as "Residential Owner", and A&M Idaho Properties, LLC, hereinafter referred to as "Commercial Owner".

WHEREAS, the City and Original Owner previously entered into that certain Amended and Restated Development Agreement dated effective November 24, 2021 (the "Amended Development Agreement") relating to the development of certain real property located in Ada County, Idaho, recorded on November 24, 2021 as Instrument No. 2021-168045 as more particularly described in the Development Agreement (the "Property"); and

WHEREAS, the City and Original Owner previously entered into a certain First Amendment and Restated Development Agreement dated effective June 21, 2022 (the "First Amended and Restated Development Agreement"), in connection with City of Star File Number DA-20-16-MOD, to include additional terms and conditions of the Amended and Restated Development Agreement and First Amendment; and

WHEREAS, Residential Owner and Commercial Owner desires to modify the First Amended and Restated Development Agreement, in connection with City of Star File Number DA-20-16-MOD, to include additional terms and conditions of the Amended and Restated Development Agreement and this First Amendment; and

WHEREAS, on July 28, 2020, the Property was originally rezoned CBD-PUD-DA and made subject to that certain Development Agreement, dated February 9, 2020 between City and Philip D. Whitener and Mary Jo Prather, husband and wife, recorded with Ordinance No. 328 on February 10, 2020 as Instrument No. 2021-022614 in the office of the Ada County Recorder ("**Original Development Agreement**");

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, and for a specific purpose or use and with specific approved design and dimensional standards;

WHEREAS, the City has the ability to modify the Development Agreement pursuant to the provisions of Idaho Code Section 67-6509, as required by the Star City Ordinances, Title 8, Chapter 1; and

WHEREAS, it is the intent and desire of the parties hereto to proceed with development of the Property in accordance with this Agreement, which the parties agree will the Amended and Restated Development Agreement;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's and Developer's use and enjoyment of the Property while at the same time mitigating any adverse

impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, for and in consideration of the mutual covenants, duties and obligations herein set forth, the parties hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Number of Residential Dwelling Units Permitted.

As part of the Planned Unit Development Site Plan shown as **Exhibit B**, Owner/Developer is allowed to develop 4.77 acres as follows:

- Zoning Classification: The zoning classification shall be a CBD-PUD-DA.
- A maximum of 30 residential dwelling units is approved under this Agreement.
- The Owner/Developer shall comply with all city ordinances relating to the 10206 W. State Street (Whitener) property and Planned Unit Development, except as otherwise provided herein.

2.2 Site Design. The revised conceptual plan, as set forth in **Exhibit B**, is hereby approved. The development shall include a total of two (2) amenities within the residential portion of the project. The future preliminary plat shall include a substantial open space buffer of at least 12,700 square feet along the northern boundary of the property.

2.3 Residential Uses. The development is hereby approved for up to 30 single-family attached or detached units.

2.4 Public Collector Roadway. The Developer shall construct a public east-west collector roadway built to ACHD standards. The roadway meets the intent of the City of Star adopted ECAMP transportation corridor map.

2.5 Setbacks and Dimensional Standards. The development shall comply with the following approved setbacks and dimensional standards:

- Commercial Uses – Current CBD Zoning Standards
- Minimum Residential Lot Frontage: 30 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet for garage; 10' Living Area
- Rear Setbacks: 20 feet or 5' maximum for alley loaded garages;
- Interior Setbacks: 5' side for detached, 0' feet (for zero-lot lines)
- Local Street Side Setbacks: 20 feet
- Maximum Building Height: 45-feet maximum for commercial structures
- The applicant shall use the Architectural Design Guidelines for all commercial structures in this development.

2.6 Additional Requirements.

- Commercial buildings shall meet the design goals of the newly established Architectural Overlay District guidelines in the CBD.

~~• Commercial building area shall include a minimum overall size of 21,300 Sq. Ft.~~

- The applicant shall use original design elements to commercial buildings as part of future design review;
- Residential Units adjacent to 1st Street shall be Live/Work and will have office/storefront entrances facing 1st Street,
- Commercial building(s) adjacent to W. State Street shall start development in Phase 1. This does not preclude submission and approval of the residential preliminary plat, however, final plat shall not be signed until commercial development in Phase 1 has started construction.

2.7 Proportionate Share Agreement for ITD Improvements. Residential Owner has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the traffic mitigation fee **(\$1,000.00 per residential unit)** determined by the Idaho Transportation Department as uses are proposed and development applications are reviewed. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.8 Participation in Seneca Springs Traffic Signal. The Residential Owner and Commercial Owner shall participate in the cost of the future traffic signal located at the intersection of W. State Street and N. Seneca Springs Way. The Residential Owner and Commercial Owner shares for this development shall not exceed \$25,000.00. Payment shall be made to the City prior to occupancy of the first building on the property. The owner may request phasing of the payment to coincide with the development phases of the development.

2.9 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Residential Owner and/or Commercial Owner changes or expands the uses permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Residential Owner or Commercial Owner shall be in default of this Agreement.

2.10 Final Design Review. The Residential Owner and Commercial Owner shall receive design review and/or preliminary plat approval from the City for each phase of the Development Plan.

2.11 Commencement of Construction and/or Subdivision. The Residential Owner and Commercial Owner shall commence construction of the Residential and/or Commercial development and Subdivision of the property within 5 years of the effective date of this Agreement. In the event the Residential Owner and Commercial Owner fails to commence construction within the time periods herein stated, the Residential Owner and Commercial Owner shall be in default of this Agreement.

Section 3. Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement. The Residential Owner and/or Commercial Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 4. Default. The failure of Residential Owner and/or Commercial Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Residential Owner and Commercial Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Residential Owner and Commercial Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Residential Owner and Commercial Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Residential Owner and Commercial Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and

assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Residential Owner: 10206 West State Street LLC
Evan McLaughlin
2001 N. 20th Street
Boise, Idaho 83702

Commercial Owner: A&M Idaho Properties, LLC
Paul Anderson
7275 Sweet ola Highway
Sweet, ID 83670

3. Second Amendment Controls. All terms set forth in the Amended, and First Amended and Restated Development Agreement shall remain unchanged and in full force and effect, except as amended by this Second Amendment; and in the event of any conflict between the terms and conditions of this Second Amendment and the Amended and First Amended and Restated Development Agreement, this Second Amendment shall control.

4. Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

[end of text; signatures and exhibits follow]

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2025.

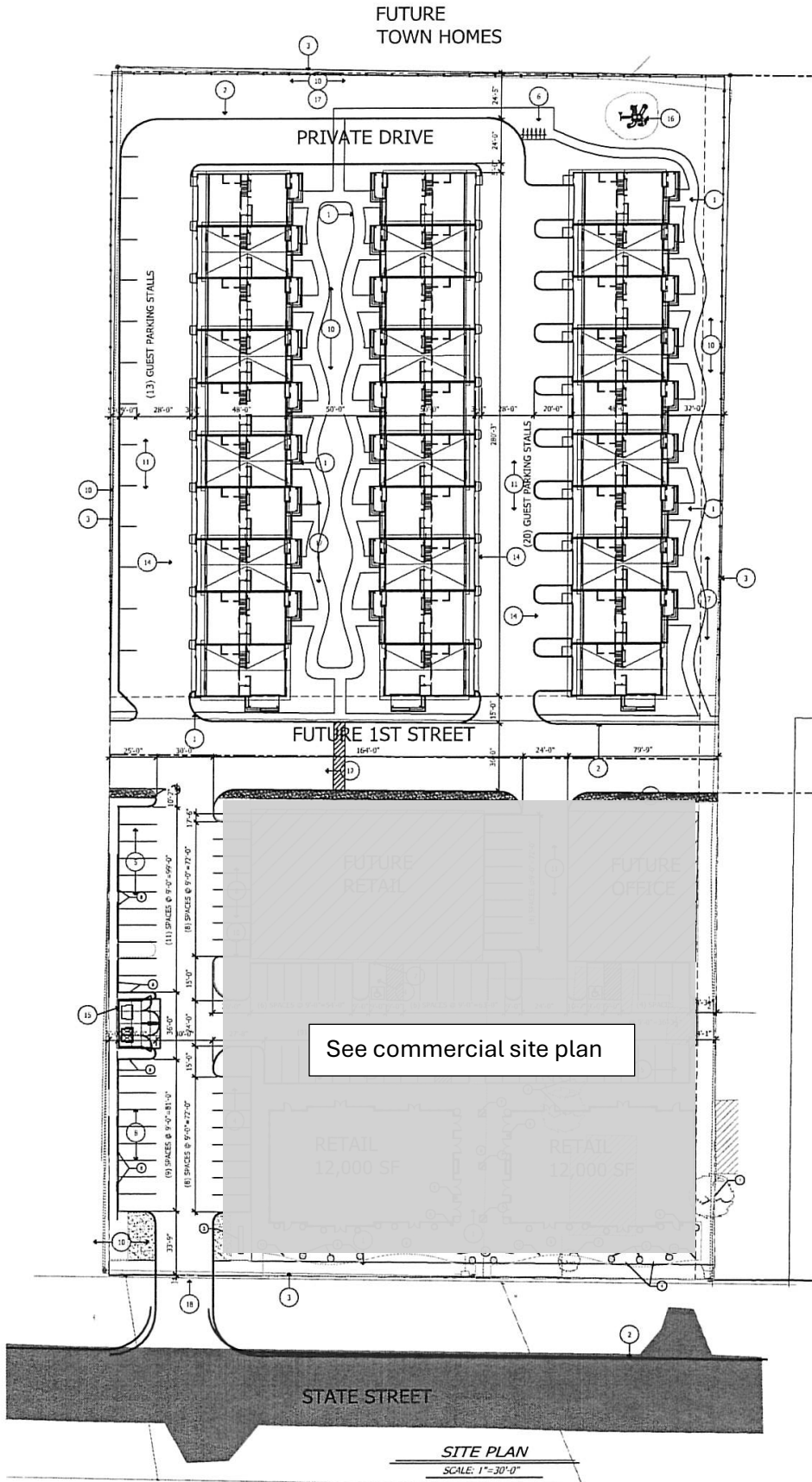
CITY OF STAR

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

EXHIBIT B









CITY OF STAR LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: January 21, 2025 – PUBLIC HEARING

FILE(S) #: CU-24-07 – Conditional Use Permit – State & Main Multiple Use Building

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:

Star Property Holdings, LLC
511 S. Proctor Lane
Eagle, Idaho

Representative:

Walter Lindgren
Lindgren Labrie Architecture PLLC
247 N. Eagle Road
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho, and consists of .95 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. State Street, between N. Main Street and N. Poplar Street. Ada County Parcel No's. R7073754100, S0408336290, S0408336280, S0408336271, R5579243480 & R5579243490.

Existing Site Characteristics: The property is currently a vacant platted commercial lot with utilities installed.

Irrigation/Drainage District(s): - Pioneer Ditch Company

Flood Zone: This property is **NOT** currently located in a Special Flood Hazard Area.
FEMA FIRM Panel Number: 16001C0125J
Effective Date: 06/19/2020
Flood Zone: X

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	April 11, 2024
Neighborhood Meeting Held	June 19, 2024
Application Submitted & Fees Paid	September 10, 2024
Application Accepted	September 20, 2024
Residents within 300' Notified	December 30, 2024
Agencies Notified	September 3, 2024
Legal Notice Published	January 3, 2025
Property Posted	January 9, 2025

HISTORY

September 17, 2019 There is no history of land use approvals associated with these properties through the City of Star.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District (CBD)	Central Business District (CBD)	Vacant
Proposed	Central Business District (CBD)	Central Business District (CBD)	Multi-Use Commercial/Residential
North of site	Central Business District (CBD)	Central Business District (CBD)	Single Family Residential
South of site	Central Business District (CBD)	Central Business District (CBD)	Commercial
East of site	Central Business District (CBD)	Central Business District (CBD)	Star Mercantile Commercial
West of site	Central Business District (CBD)	Central Business District (CBD)	Commercial

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES

Section 8, Item C.

USES	CBD	STAFF NOTE
Artist studio ¹	P	
Bakery- Retail or Manufacturing	P	
Bar/tavern/lounge/drinking establishment	P	Consider Making Conditional Use
Barbershop/styling salon	P	
Brewery/Distillery	P	Consider Making Conditional Use
Brewpub/Wine Tasting	P	
Convenience store	C	Potential Bodega or Other Neighborhood Market Use
Educational institution, private	C	
Financial institution	P	
Health and Fitness Clubs	C	Consider Prohibiting Due to Parking Concerns
Laundromat	P	Consider Prohibiting or Making Conditional Use
Library	P	
Medical clinic	P	
Multiple Use Building ¹	C	
Museum	P	
Pawnshop	P	Consider Prohibiting or Making Conditional Use
Personal and professional services	P	
Photographic studio	P	

Professional offices	P	
Restaurant	P	
Retail store/retail services	P	
Veterinarian office	C	Consider Prohibiting or Limiting to Grooming

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

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

Notes:

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

8-1B-4: CONDITIONAL USES:

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

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

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.

2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.

3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

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

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

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

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on **Main Street** and Star Road, generally **north and south of State Street**, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.
- G. The Council may place requirements on a mixed-use development, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its commercial intent.
- H. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- I. Any new development shall comply with Section 8-3C-1C of this title regarding site improvements.
- J. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
- K. Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

8-4A-18: SIDEWALKS AND PARKWAYS:

A. All sidewalks shall adhere to the standards shown in the table below.

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS ¹	NOTES
Highway 44 & Highway 20/26 Arterial	8 Foot (8') Detached Sidewalk with 8 Foot (8') Parkway Planter Strip Both Sides of Roadway	

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Type Of Use	Off-Street Parking Spaces Required
RESIDENTIAL	
Apartments or multi-family dwellings	For each unit with 2 or more bedrooms - 2 including 1 covered; for each 1 bedroom or studio unit - 1.5 including 1 covered. Guest parking shall be provided at a ratio of .25 spaces per unit.

COMMERCIAL	
Artist studios	1 per 1,000 square feet of gross floor area
Banks/financial institutions	1 for each 200 square feet of gross floor area; plus, queue for 4 cars per drive up window
Convenience store	1 per 250 square feet gross floor area; plus 1 for each 2 gasoline pumps
Food and beverage sales	1 per 250 square feet of gross floor area
Laundromat	1 per 300 square feet of gross floor area

Laundry	1 per 400 square feet of gross floor area; plus, queue for 3 cars per drive up window
Libraries, museums and art galleries	1 for each 400 square feet floor area
Offices, business and professional	1 per 250 square feet of gross floor area
Offices, medical and dental	1 per 200 square feet of gross floor area
Pawn shops	1 per 250 square feet of gross floor area
Personal improvement	1 per 250 square feet of gross floor area
Personal services	1 per 250 square feet of gross floor area
Restaurants, dining rooms, taverns, nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet dance floor
Retail sales not listed under another use classification	1 per 250 square feet of gross floor area;
Vet clinic (animal hospital)	1 per 400 square feet of gross floor area

Notes:

3. Within the CBD zoning district, minimum required parking may be reduced by Council for up to 50% of all non-residential uses. Adjacent on-street parking may also be included in the minimum parking requirement. Council may also require a parking in-lieu-of payment for a portion of the reduced parking, in accord with Section 8-4B-6.

C. Public Safety: In circumstances where there would appear to be a public safety issue, the administrator may request additional information from the applicant to determine if there is sufficient parking. When, in the determination of the administrator, there is insufficient parking, the applicant shall provide alternatives to on-site parking as set forth in section 8-4B-4 of this article. The determination by the administrator shall be based on the following criteria:

1. The specific use(s) proposed and/or on the property;
2. Uses in the vicinity of the property;
3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);
4. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
5. The availability of public transit, vanpooling or other alternative transportation to serve the use.

D. Parking Spaces; Change of Use: Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements of this article for the new use.

E. ADA Requirements: It is the responsibility of the applicant to ensure that the size and number of handicap accessible spaces meets all Americans with Disabilities Act (ADA) requirements.

F. Spaces Continuously Maintained: The vehicle parking spaces shall be continuously maintained.

G. Elimination/Reduction of Spaces: No required parking area or space provided, as required by this article, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities approved by the administrator are provided.

H. Bicycle Parking Spaces: One bicycle parking space shall be provided for every twenty-five (25) vehicle parking spaces, except for single-family residences, two-family duplex, and townhouses.

8-4B-4: STANDARDS FOR ALTERNATIVES TO ON SITE PARKING:

Alternatives to providing on-site parking as set forth in this section are encouraged in all developments. When required to meet minimum parking standards of section 8-4B-3, alternatives may include, but are not limited to, shared use facilities.

A. Conditions: Conditions favorable to providing alternatives to on-site parking are as follows:

1. **Shared use:**
 - a. There are convenient pedestrian connections between separate properties;
 - b. The properties and/or uses are within one thousand feet (1,000') of each other;
 - c. The principal operating hours of the uses are not in substantial conflict with one another; and
 - d. Directional signs provide notice of the availability of parking.

B. Agreement:

1. All parties involved with the shared use parking area shall submit a written agreement to the administrator, signed by the applicable parties involved. The agreement shall specify the following:

- a. Party or parties responsible for construction; and
- b. Party or parties responsible for maintenance.

2. The applicant or owner shall record such agreement with the county recorder prior to issuance of any permits.

3. The shared use parking agreement may be terminated by the parties only if off street parking is provided in conformance with this article and approved by the administrator prior to the termination.

4. In-lieu-of fees for required parking spaces may be allowed in the Central Business District with a parking space fee being determined solely by the Council in accord with Section 8-4B-6.

5. Parking garages shall be designed to accommodate future public parking needs.

8-4B-6: PARKING IN LIEU PAYMENTS:

Within the central business district, as defined by the city of Star comprehensive plan, the required number of parking spaces may be met by a cash in lieu payment to the city prior to issuance of a building/zoning permit or certificate of occupancy, whichever occurs first. The fee shall be for the city to provide public off-street parking in the vicinity of the use, the maximum distance of which shall be determined by Council. The fee shall be six thousand dollars (\$6,000.00) per space, or such sum as may be adopted by resolution of the city council. In addition to the above fee the owner may be required to pay an annual per space maintenance fee as shall be determined by resolution of the city council.

When considering in lieu payments the city may set limitations on the number of spaces for which an in-lieu-of fee may be tendered.

All in lieu funds received for reduction of parking spaces under this section shall be placed into a special and separate parking improvement and acquisition account to be used solely for the purchase and improvement of municipal parking lots and structures to be located within the central business district, as defined by the city of Star comprehensive plan, and may be for use by the general public.

8-4E-2: Common Open Space and Site Amenity Requirements/Standards:

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-23 for additional standards.

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

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

- a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
- b. Qualified natural areas, as determined by the Administrator;
- c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
- d. A plaza.
- e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
- f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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

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

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

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

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

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

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

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

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

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;

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

6. Community Gardens.

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

E. Maintenance:

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

8-5-23: MULTI-FAMILY DWELLING/DEVELOPMENT:

D. Amenities

1. The number of amenities shall depend on the size of multi-family development as follows:

a. A multi-family development with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate amenity categories.

b. A multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each amenity category.

c. A multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each amenity category.

d. A multi-family development with more than one hundred (100) units, the Council shall require additional amenities commensurate to the size of the proposed development.

e. All multi-family developments greater than 75 units shall be required to provide a swimming pool with a changing and restroom facilities, and an enlarged deck. The minimum pool size shall be equal to the following:

- (1) Developments between 75 and 149 units = 1,600 square feet
- (2) Developments between 150 and 299 units = 2,400 square feet
- (3) Developments over 300 units = minimum of 3,600 square feet

8-5-24: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.
4. A sign permit shall be required for any commercial signage.
5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

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

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

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

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

- A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.
- D. The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- E. The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- I. The city should encourage assemblage of the smaller properties where appropriate.
- J. The "floodway" lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and "Live, Work, Play" ambiance planned for the CBD.

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

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit to construct a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential apartment units on the second and third floors with rooftop residential common area amenities. The proposed height of the building will be approximately 55 feet. The development includes the redevelopment of 6 existing lots located on the block between N. Main Street and N. Poplar Street in the downtown core of Star. Most of these lots previously contained urban blight in the form of mobile homes and vacant areas. An old single-family dwelling located on the corner of State and Poplar was recently removed. This structure was deemed non-historic by the city, due to engineering and building concerns, and plans to successfully relocate the structure were determined to be unattainable.

The commercial area will front W. State Street and N. Main Street and will accommodate future CBD uses. Each future use will be subject to additional planning approval. The ground level entrance to the residential lobby will be accessed from the east side of the building along Main Street. Commercial entrances will be along the southern and eastern facades of the downstairs. Patio seating will be provided at both ends of the building for potential restaurant uses. The building is designed to breakdown the massing with distinct styles to create the illusion that there are several buildings within the urban block. There will be a total of 28, one-bedroom and 28, two-bedroom apartment units on the second and third floor, with elevator access to each floor and the rooftop. Each of the residential units will provide an outdoor patio, satisfying the minimum requirement of 60 square feet of private, usable space requirement in Section 8-5-24-A(2). The apartment units are designed in a way that would allow for future conversion to condominium units.

The rooftop of the building will include an interior, gathering area with kitchenette and a large outdoor patio extending to the south and east edges of the building. The area will be stepped back from the lower levels of the structure.

Access and parking will be taken from N. Poplar Street and N. Main Street, including access to parking through the existing alleyway on the north side of the properties. There will be no direct access to the development from W. State Street. Both surface and covered parking is provided for residential tenants and commercial customers on-site.

The applicant has provided a site plan with conceptual landscaping, and exterior elevations and color renderings that will need to be further reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for additional approval.

ADDITIONAL DEVELOPMENT FEATURES WITH STAFF ANALYSIS:

- Height

The City Council recently updated the Unified Development Code to address height allowances within the Central Business District and Commercially zoned areas within the City. A maximum 60' height limit is achievable within the current zoning district. The applicant is proposing a height of approximately 55' in order to achieve the desired uses and architectural design of the building, including the rooftop amenities.

- Parking

The application includes a total 70 parking spaces, broken out as follows:

- 30 covered residential spaces (1 covered space required for each residential unit)

- 16 additional reserved, uncovered residential spaces
- 6 residential guest spaces (.25 spaces required per residential units)
- 6 on-street parking spaces (diagonal along Main St. as allowed per UDC)
- 2 on-street parking spaces (along Poplar St. as allowed per UDC)
- 10 commercial spaces

The applicant is providing necessary parking for the 30 residential units (2 per two-bedroom, 1.5 per 1 bedroom) and guests. The anticipated commercial uses require a minimum of 26 spaces. The applicant is proposing 16 commercial spaces. The applicant is requesting a parking reduction for the remaining 10 commercial spaces needed. Section 8-4B-3 of the UDC allows that, within the CBD zoning district, minimum required parking may be reduced by Council for up to 50% of all non-residential uses. The applicant is requesting a 38.5% reduction in the commercial parking. A Parking Analysis has been provided by the applicant within the submittal packet. Staff believes that the summary provided below by the applicant justifies the request for reduced commercial parking for this development and supports the reduction request. The justification is as follows:

Proposed Parking Offset

There are three distinct users proposed for this building: the resident, the resident's guest, and the commercial (non-residential) user. It is important to note that the proposed residential unit parking (including guest parking) complies with the City's code and no offset is being proposed; however, we are requesting a reduction in stalls required for the non-residential uses through a combination of approaches as follows:

Parking Reduction in CBD District

The required minimum parking for downtown commercial uses may be reduced by the City Council of up to 50%. We believe this is a reasonable application of this provision, whereas a project on this site utilizing the standard parking requirements would be significantly reduced in size, rendering it infeasible. In addition, greater parking requirements conflict with the City's goals that promote mixed-use, dense and walkable areas in the urban core.

Equally important, the peak demands of the proposed non-residential uses (Restaurant < 4,500 s.f. and Retail/Office < 5,500 s.f.) complement one another. The activity pattern of each land use is linked with the temporal usage of parking facilities. Residential parking usage is lower during working hours as many workers drive to their workplaces. Office and retail parking show a level of usage corresponding to peak commuting hours and restaurant parking use peaks during the evening hours when the other uses have shut down.

This leaves a deficit of 10 stalls, of which we are requesting a waiver. Given this development is the first of its kind in the CBD, the City does not currently have a parking facility in this area; however, this is not to say this isn't on the horizon. On the flip side, there aren't a number of high-volume businesses that currently exist in this area yet plenty of on-street parking opportunities beyond this site. We understand that there is an in-lieu-of parking payment option in the code for such a situation; however, this is a costly option for the developer who is already presented with an expensive development on a challenging site.

The applicant has provided additional information and justification within their submittal material for the Council to consider.

- Sidewalks and Parkways

Unified Development Code 8-4A-18 requires that eight-foot (8') detached sidewalk with an eight-foot (8') parkway planter strip be required along both sides of State Highway 44. As this development is in the urban core of the downtown area, with the existing adjacent commercial building located immediately adjacent to attached sidewalks, Staff recommends that the required 8-foot sidewalks be attached as proposed, with no parkway.

- Site Amenities

Staff has determined that the development shall provide a minimum of three (3) site amenities, based on the number of residential units. The applicant has included a rooftop amenity with interior gathering area/kitchenette and outdoor patio, a public plaza on the southwest corner of the project, and public art within the plaza area. These amenities meet the requirements for the development.

- Lighting

The properties contain existing streetlights along W. State Street. These streetlights shall be reinstalled when the street and sidewalks improvements are constructed. All new site lighting shall reflect the "Dark Sky" criteria. **Applicant has not provided a site lighting plan for the building or parking lot. A lighting plan will be required at submittal of CZC and Design Review.**

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements with the exception of the private road. If street trees are to be placed by the builder, Certificate**

of Occupancy may be withheld until trees are verified in place per code.

- Setbacks

Section 8-3A-4 of the UDC requires that “all setbacks in the CBD zone shall maintain a minimum 15’ when adjacent to a residential use or zone.” The existing alleyway on the north side of the project allows for the proposed building to meet this requirement for the existing residential dwellings to the north. All remaining setbacks in the CBD zone are 0’. The Star Fire District has reviewed and approved the proposed setbacks.

- Mailbox Cluster

The Applicant shall work with the Postmaster to determine the location for mailboxes in this development. A letter from the Postmaster shall be required at submittal of the CZC and Design Review.

AGENCY RESPONSES

ITD	January 14, 2025
ACHD	October 21, 2024
Fire District	November 26, 2024
DEQ	October 4, 2024
Star Sewer & Water District	October 10, 2024
CDH	October 24, 2024

PUBLIC RESPONSES

No public comments have been received for this application.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as it relates to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

CONDITIONAL USE PERMIT FINDINGS:

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

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

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

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

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

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

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

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

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

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

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

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

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

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

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

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

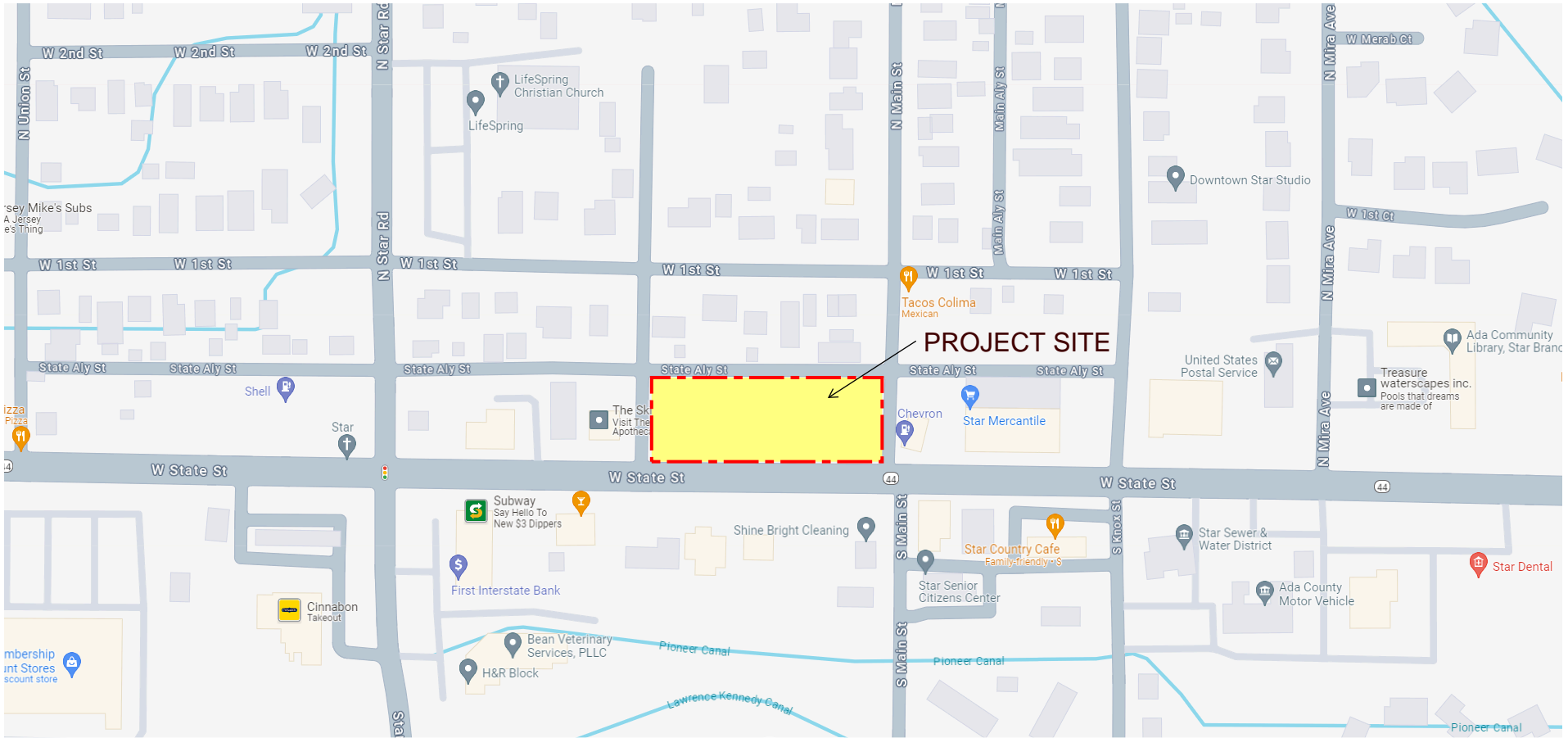
CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant agrees to a proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential unit. These fees will be collected by the City of Star, prior to issuance of the building permit.**
3. Streetlights/Parking Lot lights and building lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
4. **A Certificate of Zoning Compliance will be required prior to issuing a building permit, to include final review and approval of the project by the Design Review Committee.**
5. **The Applicant shall provide a letter from the Star Postmaster approving the location of the mailboxes for the new building, prior to issuing certificate of occupancy.**
6. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. The property associated with this approved Conditional Use Permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of Conditional Use Permit approval.

8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. The applicant shall meet all requirements of the Star Sewer and Water District.
10. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
11. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
12. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
13. The applicant shall obtain a sign permit prior to any permanent signage being placed on the site or building.
14. Any additional Condition of Approval as required by Staff and City Council.
15. Any Conditions of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number CU-24-07, for State & Main Multiple Use Building CUP on _____, 2025.



PROJECT SITE

VICINITY MAP



Map data ©2024 Google 100 ft



CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: **CU-24-07**
Date Application Received: 09-10-2024 Fee Paid: **\$1660.00**
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant **Owner** **Representative**

Applicant Name: Star Property Holding, LLC
Applicant Address: 511 S. Proctor Ln., Eagle, Idaho Zip: 83616
Phone: 949.291.9386 Email: ianwolf.re@gmail.com

Owner Name: Star Property Holding, LLC
Owner Address: 511 S. Proctor Ln., Eagle, Idaho Zip: 83616
Phone: 949.291.9386 Email: ianwolf.re@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Walter Lindgren Firm Name: Lindgren Labrie Architecture, PLLC
Address: 247 N. Eagle Rd. Zip: 83616
Phone: 208.484.2293 Email: wlindgren@ll-arch.com

Property Information:

Site Address: 17 N. Main St. Parcel Number: R7073754100
Requested Condition(s) for Conditional Use: The proposed development includes a residential use, which automatically triggers a conditional use.

	Zoning Designation	Comp Plan Designation
Existing	CBD	CBD
Proposed	CBD	CBD
North of site	CBD	CBD
South of site	CBD	CBD
East of site	CBD	CBD
West of site	CBD	CBD

Site Data:

Total Acreage of Site: 0.94 (After Alley R.O.W. Dedication)
 Proposed Percentage of Site Devoted to Bldg Coverage: 40%
 Proposed Percentage of Site Devoted to Landscaping: 8%
 Number of Parking spaces: Proposed 70 Required 80 (w/ 50% reduction)
 Requested Front Setback: 0'-0" Requested Rear Setback: 0'-0"
 Requested Side Setback: N/A Requested Side Setback: N/A
 Requested Side Setback: N/A

Existing Site Characteristics: The property is undeveloped and generally flat. There are three (3) existing notable trees on site: two (2) along State Hwy 44 and one (1) at the northwest corner of the site.

Number and Uses of Proposed Buildings: One (1): Multiple-Use w/ Commercial & Residential
 Location of Buildings: Eastern half of property.

Gross Floor Area of Proposed Buildings: 46,800 s.f. (Includes Covered Parking)

Describe Proposed On and Off-Site Traffic Circulation: The property is accessed off of the alley and Poplar St. where parking for both commercial and residential uses are provided.

Proposed Signs – number, type, location: None at this time.
 (include draft drawing) _____

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

- Potable Water - Star Sewer & Water District
- Irrigation Water - Pioneer Ditch Company, LTD
- Sanitary Sewer - Star Sewer & Water District
- Schools - Ada County School District No. 2
- Fire Protection - Star Fire Protection District
- Roads - ACHD & ITD

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

Subdivision/Project Name: N/A Phase: N/A

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

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: N/A
 FIRM effective date(s): mm/dd/year N/A
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A
 Base Flood Elevation(s): AE _____.0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
✓	Completed and signed Conditional Use Application	BN
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	BN
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	BN
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
✓	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	BN
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	BN
✓	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	BN
✓	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

✓	The following items must be included on the site plan:	
✓	<ul style="list-style-type: none"> • Date, scale, north arrow, and project name 	
✓	<ul style="list-style-type: none"> • Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	
✓	<ul style="list-style-type: none"> • Existing boundaries, property lines, and dimensions of the lot 	
✓	<ul style="list-style-type: none"> • Relationship to adjacent properties, streets, and private lanes 	
✓	<ul style="list-style-type: none"> • Easements and right-of-way lines on or adjacent to the lot 	
✓	<ul style="list-style-type: none"> • Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties 	
✓	<ul style="list-style-type: none"> • Building locations(s) (including dimensions to property lines) 	
✓	<ul style="list-style-type: none"> • Parking and loading areas (dimensioned) 	
✓	<ul style="list-style-type: none"> • Traffic access drives and traffic circulation (dimensioned) 	

✓	• Open/common spaces	
✓	• Refuse and service areas	
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
✓	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable): N/A

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

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

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

Walter Lindgren



9-9-24



LINDGREN:LABRIE
ARCHITECTURE

September 9, 2024

Mr. Shawn Nickel
City of Star Planning & Zoning Department
10769 W. State St.
Star, Idaho 83669

**RE: Conditional Use Application - Narrative
State & Main Mixed-Use Building – Star, Idaho**

Mr. Nickel –

On behalf of Star Property Holding, LLC, we are submitting for your review and consideration a conditional use application for a new 3-story (w/ rooftop amenity) mixed-use building to be located within the city block along W. State Street (Hwy 44) between N. Main and N. Poplar streets in downtown Star. The proposed 46,800 s.f.+/- building shall include approximately 9,900 s.f. of future commercial space at the ground level fronting W. State and N. Main streets and a total of 30 residential units at the second and third levels, which is the primary basis for this application. In addition, a residential amenity is proposed at the roof level, which will be stepped back from the lower levels and consist of an interior gathering area with a kitchenette and a large outdoor patio extending to the south and east edges of the building. The ground level entrance to the residential lobby will be accessed from the east side of the building (off N. Main Street), distinguishing itself from the future commercial tenant entrances along the east and south facades.

Parking for the residents will be at grade either covered under the building or an adjacent carport structure, while parking for the commercial uses and residents' guests shall be distributed throughout the west surface parking lot and along N. Main and N. Poplar streets. Proposed site improvements shall include new landscaping surrounding the parking areas along the west portion of the site and a new hardscape art plaza at the southwest corner of the site. Unless otherwise determined to be in conflict with the proposed development or deemed undesirable, the Applicant's intent is to protect and retain the three large trees on site as depicted on the Site Plan.

ARCHITECTURAL DESIGN & SITE PLANNING

Per the City of Star's Downtown Revitalization Plan (2011)

Vision

Participants in Star's first downtown planning public workshop were asked to envision what Star would look like when their downtown revitalization efforts were successful, thereby articulating a vision for revitalization. The envisioned elements include:

- *Bike and pedestrian routes (i.e. sidewalks, bike paths)*
- *Public plaza (i.e. benches, public restrooms, water feature, events space)*
- *Attractive storefronts*
- *Landscaping (i.e. hanging flower baskets, planters, screened parking lots)*
- *Mixed-use new development that provides business and residential spaces*

Gathering Place

Civic plazas and parks within a downtown area provide visitors and community members with a place to gather, recreate, enjoy events, and/or shop at outdoor marketplaces. These central gathering places are important to downtown revitalization because they encourage prospective customers to stay longer in the downtown area and provide venues for events that can attract local and visiting customers.

Several locations were identified as potential for development of a civic gathering place. Perhaps the best option for Star to develop a civic plaza would be to partner with a private business development to help finance, provide available property, and create compatible surrounding businesses. Generations Plaza in Meridian is a good example of a small-scale civic plaza development and was toured by Star residents during the downtown revitalization planning process.

Public Art

It is recommended that the City of Star take a deliberate approach to integrating the arts into the design of downtown redevelopment. The vision is to create a celebration of the arts that will bring cultural richness and economic support to the city center.

Proposed Solution

Although still preliminary, the building's design takes its cues from traditional archetypes indicative of western downtowns with tall storefront windows at the ground level and vertically oriented 'punched' windows at the second and third floors. One of the primary goals with this design is to breakdown the massing with distinct styles to create the illusion that there are several buildings within this urban block, distinguishable from one another through massing, color, and materials, similar to that of a main street city block of buildings that have existed for years and evolved naturally. We believe this is the appropriate way to provide proper scale and interest at this very important corner. The proposed building height is 55' +/-; however, the rooftop amenity is stepped back considerably at all exterior facades.

The horizontal undulation of the building's massing at the southeast and southwest corners creates unique opportunities for future outdoor patio spaces. In addition to the generous streetscape width (>10'), these patios provide a place for people to gather and dine, giving life to this urban block. Given the geometry of the surface parking lot, there remains approximately 25'x80' area slated for a public plaza with an opportunity for a public art piece at the southwest corner.

A breakdown of the proposed building areas and residential units is as follows:

Floor Area (Approximate)

Ground Level (Footprint):	11,300 s.f.
Parking (Covered by Bldg.):	4,600 s.f.
Second Level:	14,900 s.f.
Third Level:	14,900 s.f.
<u>Fourth Level (Indoor):</u>	<u>1,100 s.f.</u>
Total:	46,800 s.f.

...plus...

Fourth Level (Open Patio):	1,800 s.f.
----------------------------	------------

Residential Unit Mix

1 Bedroom:	28
<u>2 Bedroom:</u>	<u>2</u>
Total:	30

CONNECTIVITY TO W. STATE ST. (HWY 44) & N. MAIN ST.

Per the City of Star’s Downtown Revitalization Plan (2011), the following section was identified by public workshop attendees and survey respondents as a priority for improving pedestrian and bicycle connectivity:

State Street / Highway 44 as It Passes through Star’s Downtown Core

This section is a state highway, managed by Idaho Transportation Department (ITD) and is Star’s primary arterial collector, serving the largest traffic volume of Star’s roadway system. The partnership arrangement for elements of the operation and maintenance of this corridor are outlined in a state-local agreement between the City of Star and ITD. The bulk of Star’s commercial sector lines the roadway, extending east and west from the downtown center and it represents two of three primary entrances into the community of Star from the East and the West. Currently, within the right-of-way of approximately 80 feet, there are sidewalks approximately 5 feet in width on each roadway side, parallel parking in each direction, and four travel lanes. Discussions and feasibility investigations with ITD regarding possible bypass routes have determined that, for the foreseeable future, this roadway will continue to be the primary route for State Highway 44 which is outlined in the SH 44 Corridor Preservation Study.

The vision of Star’s downtown revitalization plan is to improve pedestrian safety and create an attractive and distinct sense of arrival within Star’s downtown core while continuing to serve the needs of the travelers along State Highway 44. Multiple alternative cross-sections and streetscape configurations were developed for this roadway and presented at open houses. To accomplish the desired objectives, the preferred alternative proposed that travel lanes be

reduced to three lanes – one lane of traffic in each direction (12 feet in width each) and a center turn lane (12 feet in width), bicycle lanes (5 feet in width) will be added to each side of the roadway, and the sidewalk areas will be widened to 11 feet to allow ample room for pedestrians and streetscape amenities. Because the center turn lane will remove left turning traffic from the primary travel lanes, ITD has indicated that the three-lane configuration will allow for a comparable traffic volume flow as the current configuration. Portions of these roadway changes could be implemented with very little cost by simply restriping the existing road section from a four-lane roadway with parallel parking to a three-lane roadway with a bike lane on each side of the road. No structural changes to the roadway would be required, but simply restriping the existing roadway could accomplish many of the desired objectives to make Hwy 44 more pedestrian friendly.

Proposed Solution

The proposed streetscape shall be a minimum of 11' in width from the face of the building to the back of curb along and 10' minimum along N. Main and N. Poplar streets. Per our proposed site plan, the outer 4'-0" zone is dedicated to a tree and site furnishing zone while a minimum of 6'-0" continuous sidewalk will be maintained for a pedestrian zone. The building's footprint and placement on site allows for patio seating at the east (adjacent to N. Main St.) and west ends as described, above. We do not anticipate any patio seating immediately along W. State Street (Hwy 44) given the anticipated volume of vehicular traffic.

PARKING

Per the City of Star's Downtown Revitalization Plan (2011):

It was difficult to assess the number of existing parking spaces within Star's inventory area since parking signage or striping was often nonexistent to establish parking patterns. For example, some businesses use vacant lots behind or adjacent to their businesses for parking that lack pavement and striping. Inventory documenters estimated that five-hundred and forty-two (542) off-street parking spaces were available to patrons of businesses and public facilities within the inventory area (note that 200 of these accompany the LDS Church).

The City of Star does not currently provide any public parking areas within the downtown core, except for those on City Hall property. With the existing configuration of State Street / Highway 44, on-street parallel parking is permitted in most sections of each street side. In order to accommodate enhanced pedestrian and bicycle accessibility within the existing right-of-way, the proposed streetscape reconfiguration of State Street / Highway 44 within the Central Business District would eliminate on-street parking, making the acquisition and construction of public parking areas essential to downtown revitalization.

The proposed streetscape improvements to State Street / Highway 44 and South Star Road will eliminate on-street parking to improved traffic flow and provide room within the existing right-of-way for bike lanes, wide sidewalks, landscaping, and street furniture. Star’s Comprehensive Plan includes the economic development objective, “Provide on street parking in the CBD.” Ample off-street parking is currently offered to serve most of downtown Star’s existing businesses. However, as Star’s business density increases, off-street public parking areas will become increasingly important.

Proposed Solution

The following is a breakdown of the required and proposed parking stalls per use.

Building Use	Area or # of Units	Stalls Required	Stalls Provided
Restaurant	<4,500 s.f.	15 (1/300 s.f.)***	10
Office / Retail	<5,500 s.f.	11 (1/500 s.f.)***	6
Residences	28	42 (2 / Unit)	42*
Residences	2	4 (2 / Unit)	4**
Residence Guest Parking	30	8 (0.25 / Unit)	8**
Totals		80	70

* Per City of Star Municipal Code 8-4B-3B, a minimum of one stall per residential unit shall be covered.

** Per City of Star Municipal Code 8-4B-3B, 0.25 stalls per residential unit shall be provided for guest parking. Adjacent on street parking spaces on a local street may be credited toward the guest parking requirement.

*** Within the CBD zoning district, minimum required parking may be reduced by Council for up to 50% of all non-residential uses (as reflected on table). Adjacent on-street parking may also be included in the minimum parking requirement. Council may also require a parking in-lieu-of payment for a portion of the reduced parking.

There are numerous case studies of US cities, large and small, that have discovered that downtown parking minimums may not be the appropriate solution; and subsequently, abolished (or greatly reduced) them.

This does not mean an end to new parking spaces. Nor does having low parking minimums or no parking minimums necessarily mean the city center will eventually have much less parking. In fact, some downtowns have plentiful parking without any having been created by parking minimums.

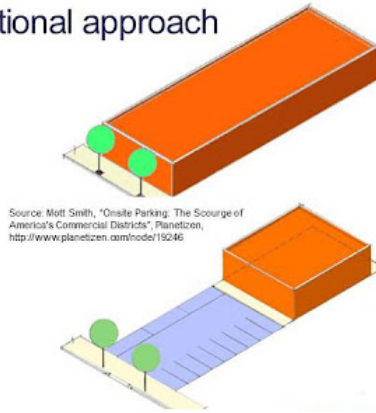
We believe there is a more viable and sustainable solution. Instead of making each CBD site have 'enough' dedicated parking, the buildings in this area ought to have access to local pools of public parking. Any particular public parking spot in such a downtown serves the whole area within walking distance rather than just being for one

site, a 'park-once-and-walk' approach. The challenge presented here is that this project is the first of its kind and ahead of the curve. The City of Star does not have a parking program for the CBD as of yet; however, projects such as this can, and should, be a catalyst for implementing such a plan.

More problems with the conventional approach

Providing on-site parking on small sites is expensive and inefficient

So high parking minimums hinder the re-use, redevelopment, and sensitive infill of older areas with small building sites



And, if embraced fully, this approach offers various benefits:

- With land-use mixing, public parking allows demand to be met with fewer parking spaces, even in the absence of any rationing/pricing. This is because parking serves multiple destinations, with varying times for their peak parking demand.
- Parking that is open to the public is required to be managed and rationed. This also helps keep parking demand in line with supply and reduces the fears about shortages and problems in the streets.
- It promotes walking, which is good for street facing businesses.
- The park-once-and-walk results in much less traffic. You are no longer expected to bring your car with you as you move between destinations. You can park once, then walk.

We encourage the development of new public parking resources, including a potential public-private partnership to create new surface parking lots or a joint-use parking structure. Expanding active transportation and alternative transportation/mobility options and considering the implementation of paid on-street parking to enhance space turnover for the benefit of local businesses are additional long-term action items that will contribute to an economically vibrant downtown.

Proposed Parking Offset

There are three distinct users proposed for this building: the resident, the resident’s guest, and the commercial (non-residential) user. It is important to note that the proposed residential unit parking (including guest parking) complies with the City’s code and no offset is being proposed; however, we are requesting a reduction in stalls required for the non-residential uses through a combination of approaches as follows:

The proposed streetscape improvements to State Street / Highway 44 and South Star Road will eliminate on-street parking to improved traffic flow and provide room within the existing right-of-way for bike lanes, wide sidewalks, landscaping, and street furniture. Star’s Comprehensive Plan includes the economic development objective, “Provide on street parking in the CBD.” Ample off-street parking is currently offered to serve most of downtown Star’s existing businesses. However, as Star’s business density increases, off-street public parking areas will become increasingly important.

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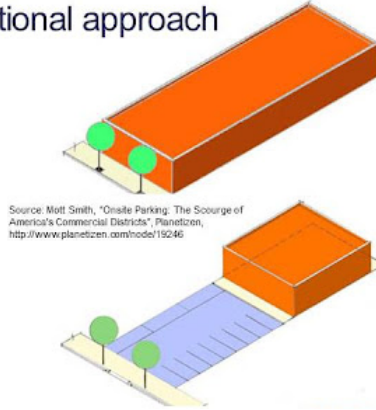
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Parking Reduction in CBD District

Per footnote *** in the parking chart, above, the required minimum parking for downtown commercial uses may be reduced by the City Council of up to 50%. We believe this is a reasonable application of this provision, whereas a project on this site utilizing the standard parking requirements would be significantly reduced in size, rendering it infeasible. In addition, greater parking requirements conflict with the City's goals that promote mixed-use, dense and walkable areas in the urban core.

Equally important, the peak demands of the proposed non-residential uses (Restaurant < 4,500 s.f. and Retail/Office < 5,500 s.f.) complement one another. The activity pattern of each land use is linked with the temporal usage of parking facilities. Residential parking usage is lower during working hours as many workers drive to their workplaces. Office and retail parking show a level of usage corresponding to peak commuting hours and restaurant parking use peaks during the evening hours when the other uses have shut down.

This leaves a deficit of 10 stalls, of which we are requesting a waiver. Given this development is the first of its kind in the CBD, the City does not currently have a parking facility in this area; however, this is not to say this isn't on the horizon. On the flip side, there aren't a number of high-volume businesses that currently exist in this area yet plenty of on-street parking opportunities beyond this site. We understand that there is an in-lieu-of parking payment option in the code for such a situation; however, this is a costly option for the developer who is already presented with an expensive development on a challenging site.

Bicycle Parking (8-4B-3H)

To provide alternative means of access to the building, we are proposing more bike stalls than are required. Per section 8-4B-3H, one (1) bicycle stall is required per 25 vehicle stalls. Using the number of stalls required (80), we are required to provide four (4) stalls. We are proposing eight (8) to be distributed throughout the site.

MISC. DESIGN ITEMS

Mechanical Equipment Screening

Given the mixture of uses, we are proposing distinct HVAC systems for the commercial and residential uses. The ground level commercial spaces will be served by a variable refrigerant flow (VRF) system, which consists of heat pumps and energy recovery ventilation (ERV) units located within the rooftop confinement. For the residential uses, we are proposing a ductless split system, which consists of condensing units at the rooftop level and multiple fan coil units located within the individual residential units. In any case, the height of any rooftop equipment shall not exceed the height of the building's parapet.

Gas & Electrical Meter Screening

The bank of gas meters is proposed to be located along the north face of the building along the alley, arguably the least exposed side of the building. The electrical gear

and transformer are proposed to be located under the second level floor plane, adjacent to the residential parking, obscured from view.

Trash & Recycling Collection

A trash and recycling enclosure is proposed along the alleyway adjacent to the parking access drive. The location and orientation of the enclosure is intended to provide clear and unobstructed access for large trucks from the alley, maximizing ease and safety.

Building/Site Signage

No signs (building or monument) are proposed at this time.

On behalf of Star Property Holding, LLC, we appreciate your review and consideration of this Conditional Use application. We believe this mixed-use building will be an exciting addition to the City of Star and a catalyst for downtown development. Please do not hesitate to contact me if you have any questions and/or comments regarding this application.

Sincerely,



Walter Lindgren, Principal Architect
LINDGREN:LABRIE ARCHITECTURE

Downtown Parking Study

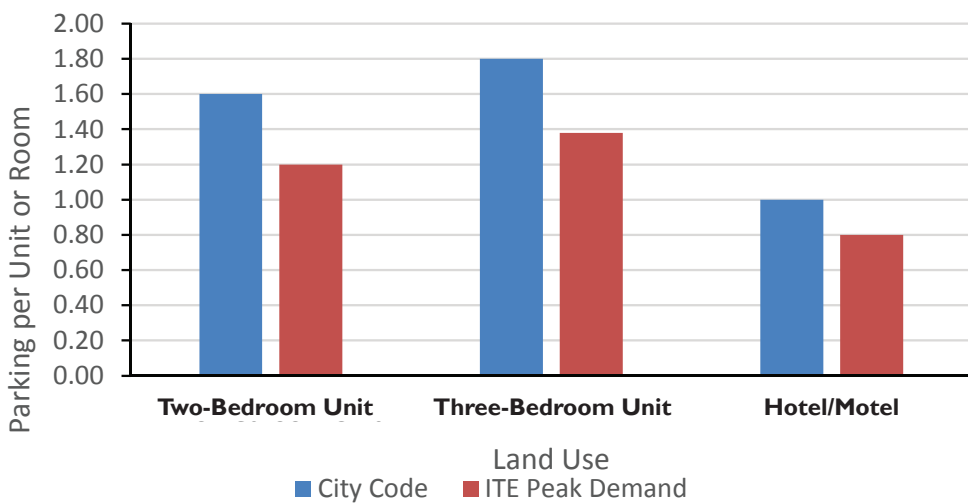
Summary of Findings

In 2015 Transportation Solutions, Inc. conducted a parking study as part of the Comprehensive Plan update. The study focused on Downtown and the waterfront. The study's purpose was to help the community understand the relationship between parking and land use, identify parking strategies, and find potential changes to land use policy.

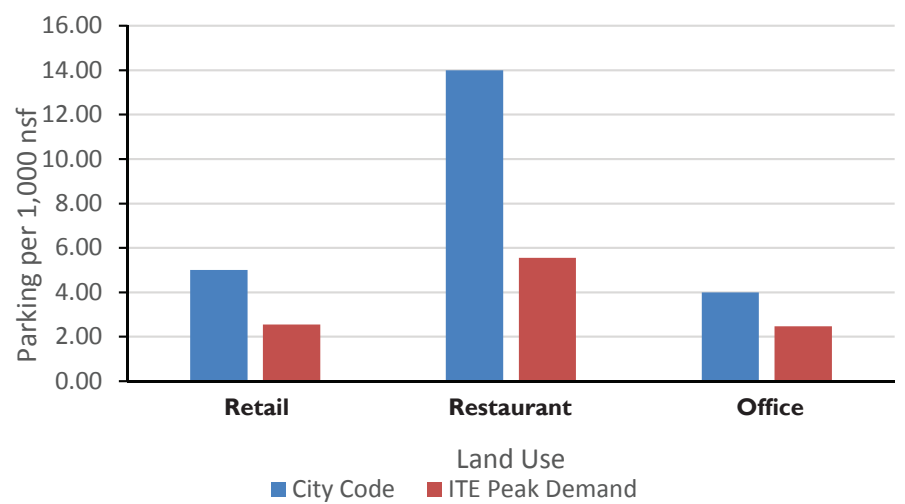
Top 5 Findings

1. Anacortes' parking requirements are generally **higher than actual need**. For residential development the number of parking spaces required is roughly 20% more than the peak demand.
2. Retail and restaurant parking requirements **exceed actual parking needs by 250%**.
3. Downtown has **2,114 parking stalls**, about 55% of which are on-street
4. During peak summer weekday times, about **50% of all Downtown parking spaces are occupied**
5. More than 90% of people visiting Downtown park in the same space for **two hours or less**

Residential and Hotel Uses



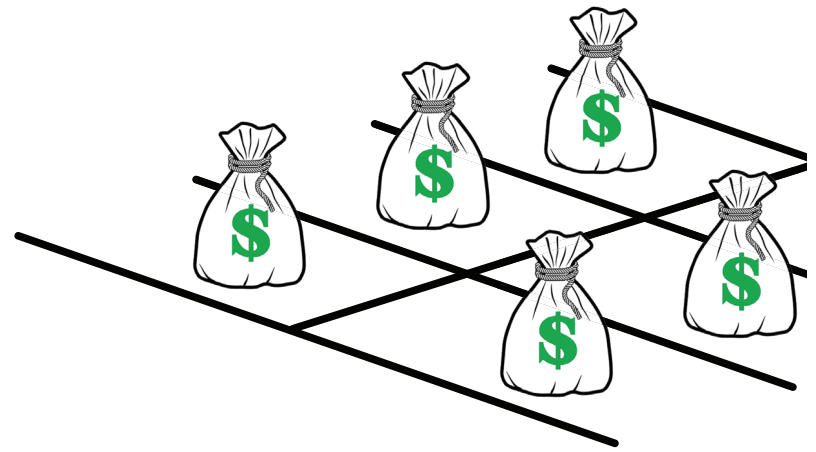
Commercial Uses



The study compared Anacortes' parking requirements to nationally-observed standards generated by the Institute for Transportation Engineers (ITE).

Parking is Expensive

The cost and physical constraints of providing private off-street parking often challenge the financial feasibility and marketability for new development and redevelopment of existing properties. In Anacortes, parking requirements for new and redeveloped land uses are often greater than peak parking needs.

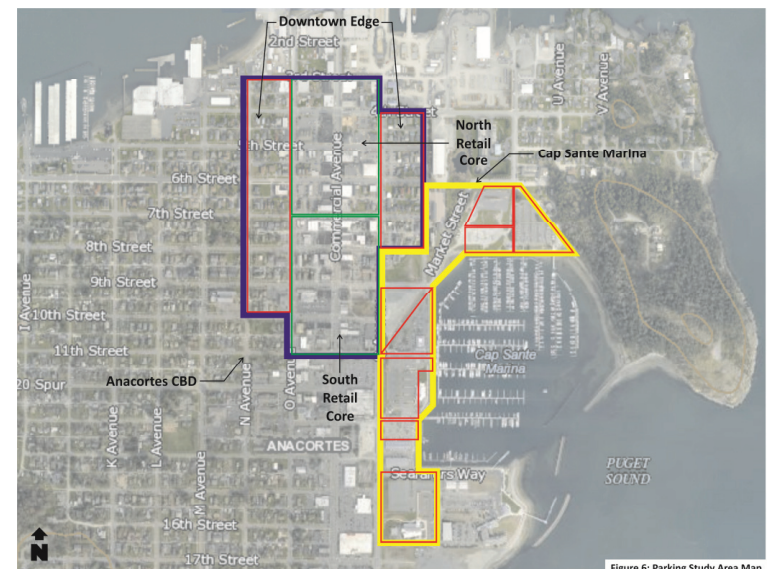


Costs of structured parking:

- Above ground garages: \$15,000-\$25,000 per stall
- Underground garages: \$30,000-\$40,000 or more per stall

Preliminary Recommendations

- Conduct comprehensive review of zoning code and align parking requirements with desired land-use changes
- Reduce parking requirements for retail and commercial uses
- Tailor requirements for specialty land-uses such as high density multi-family
- Distinguish Downtown parking requirements from citywide parking requirements
- Lower minimum parking standards to no more than 15% of forecasted needs
- Establish an in-lieu fee policy to improve or fund public parking lots



The parking study focused on Downtown and the waterfront.





LINDGREN:LABRIE
ARCHITECTURE

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LICENSED ARCHITECT
AR-2349
9-9-24
WALTER I. LINDGREN
STATE OF IDAHO
Arch / Engineer Stamp

PARKING:

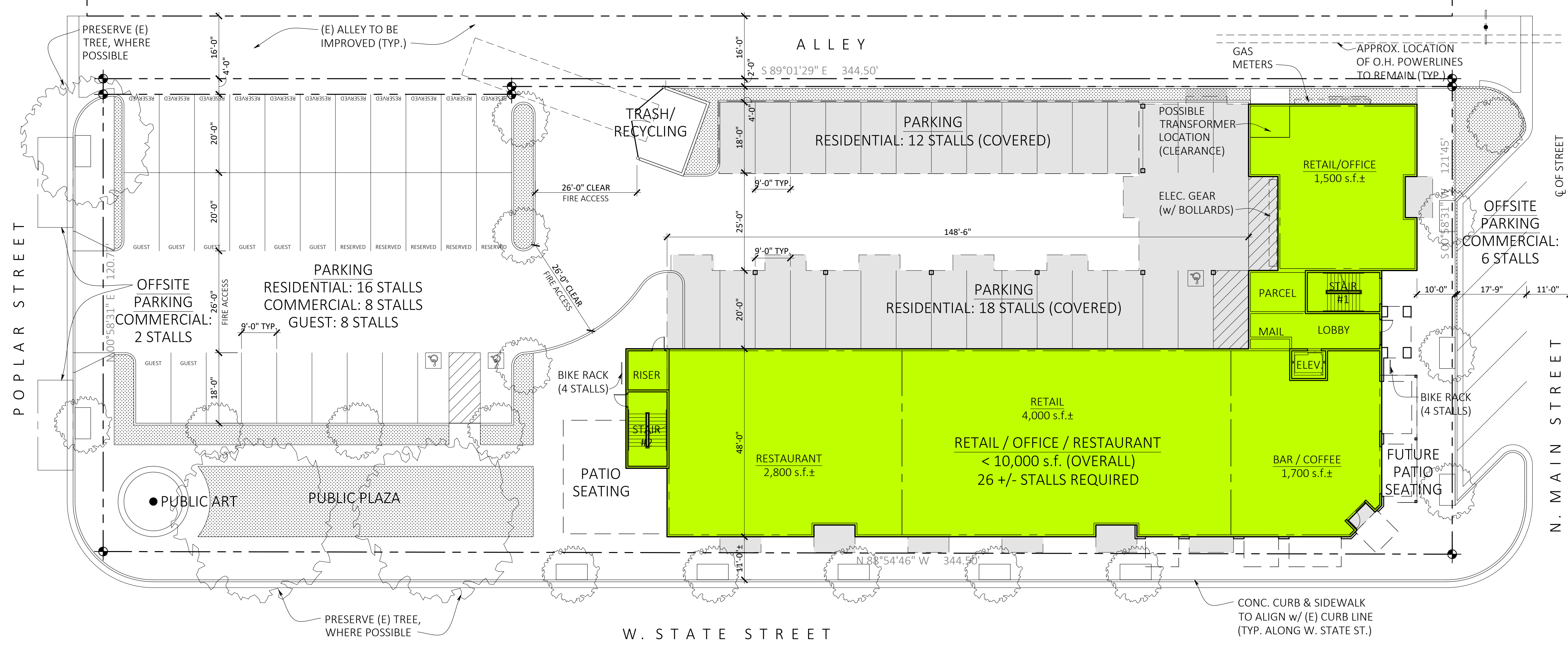
BUILDING USE	AREA OR # OF UNITS	STALLS REQUIRED	STALLS PROVIDED
RESTAURANT	< 4,500 S.F.	15 (1/300 S.F.)***	10
OFFICE / RETAIL	< 5,500 S.F.	11 (1/500 S.F.)***	6
RESIDENCES (1 BR)	28	42 (1.5 / UNIT)	42*
RESIDENCES (2 BR)	2	4 (2 / UNIT)	4*
RESIDENCE GUEST PARKING	30	8 (0.25 / UNIT)	8**
TOTAL:		80	70

* PER CITY OF STAR MUNICIPAL CODE 8-4B-3B, A MINIMUM OF ONE STALL PER RESIDENTIAL UNIT SHALL BE COVERED.

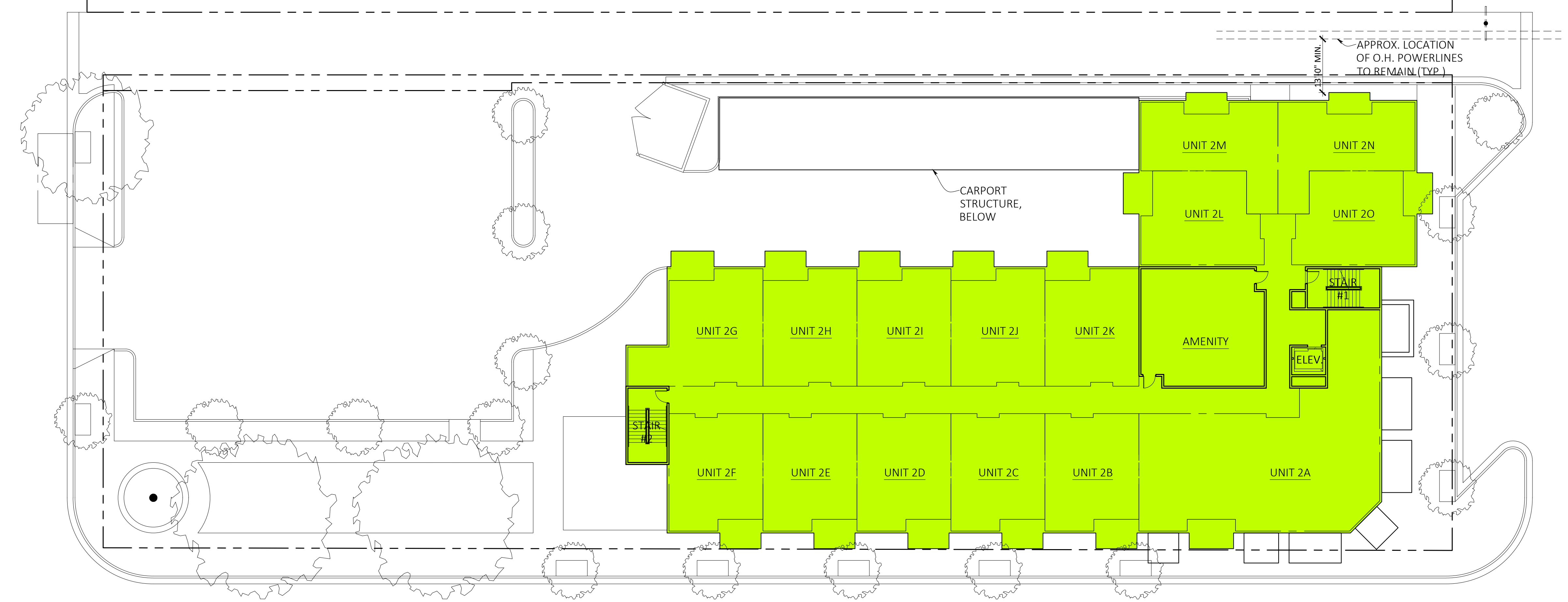
** PER CITY OF STAR MUNICIPAL CODE 8-4B-3B, 0.25 STALLS PER RESIDENTIAL UNIT SHALL BE PROVIDED FOR GUEST PARKING. ADJACENT ON-STREET PARKING SPACES ON A LOCAL STREET MAY BE CREDITED TOWARD THE GUEST PARKING REQUIREMENT.

*** WITHIN THE CBD ZONING DISTRICT, MINIMUM REQUIRED PARKING MAY BE REDUCED BY COUNCIL FOR UP TO 50% OF ALL NON-RESIDENTIAL USES. ADJACENT ON-STREET PARKING MAY ALSO BE INCLUDED IN THE MINIMUM PARKING REQUIREMENT. COUNCIL MAY ALSO REQUIRE A PARKING IN-LIEU-OF PAYMENT FOR A PORTION OF THE REDUCED PARKING.

PER CITY OF STAR MUNICIPAL CODE 8-4B-3H, ONE (1) BICYCLE STALL PER 25 VEHICLE STALLS. THEREFORE, FOUR (4) BICYCLE STALLS ARE REQUIRED; HOWEVER, EIGHT (8) STALLS ARE PROVIDED.



SITE PLAN / GROUND LEVEL
AREA: 11,300 s.f. ± (FOOTPRINT)



2ND LEVEL
AREA: 14,900 s.f. ±

A Conditional Use Application for the
STATE & MAIN MIXED-USE
W. State St. & N. Main St.
Star, Idaho 83669

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DRAWING SET ISSUED FOR
CONDITIONAL USE

SITE / GROUND & 2ND LEVEL

DRAWING SHEET REVISIONS

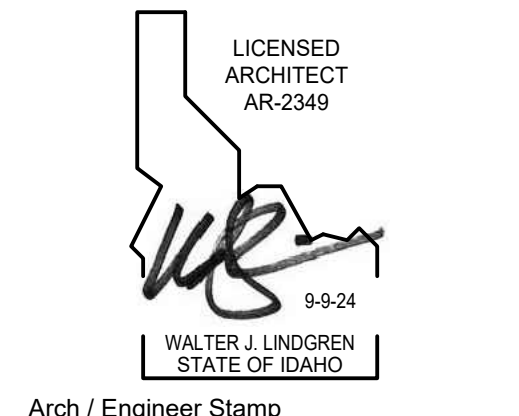
DATE	REMARKS

Drawn By: STAFF
Checked By: WJL
Date: 09 SEP 2024
Scale: AS NOTED
Job No. 23135



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Arch / Engineer Stamp

A Conditional Use Application for the
STATE & MAIN MIXED-USE
W. State St. & N. Main St.
Star, Idaho 83669

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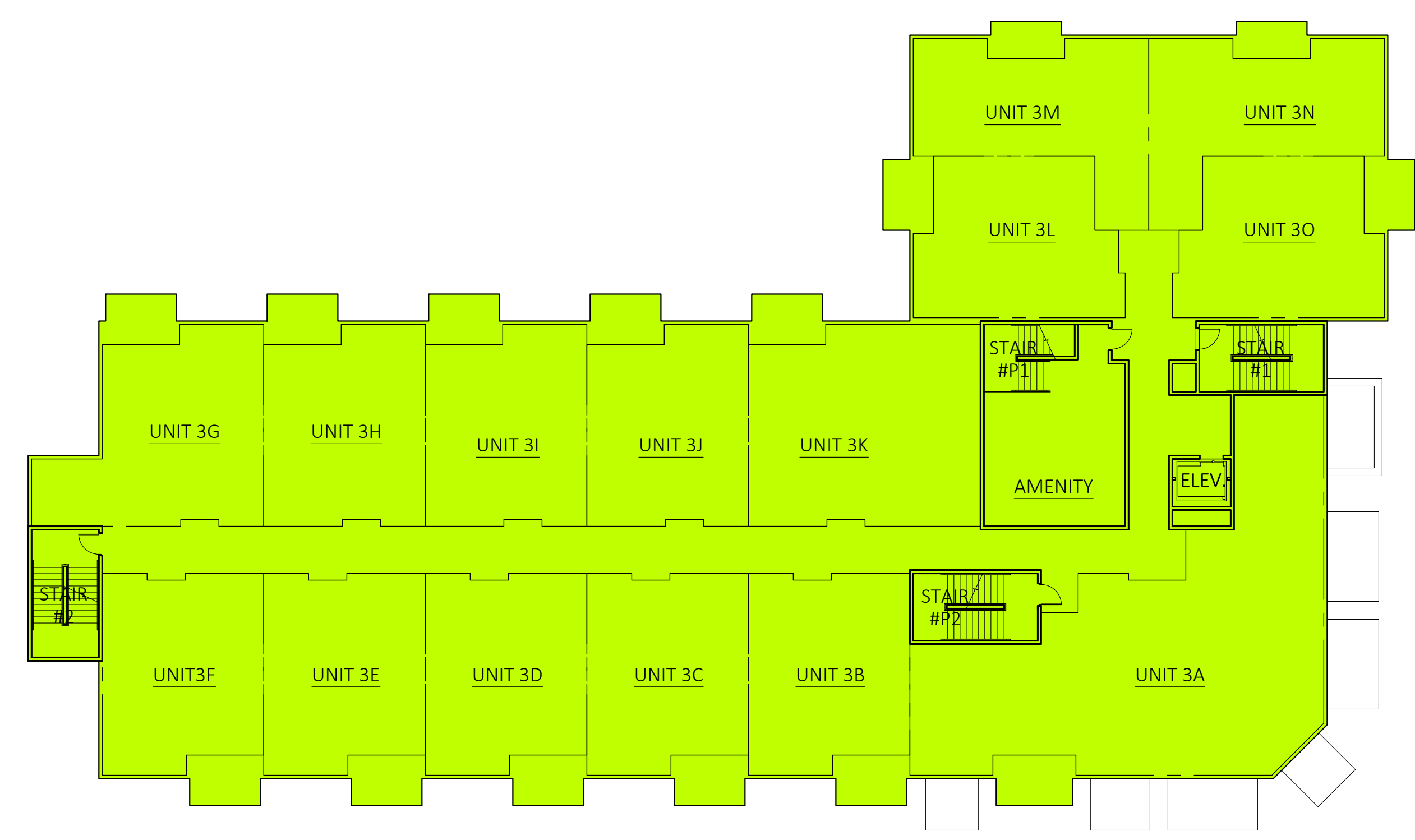
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CONDITIONAL USE

3RD LEVEL & ROOF TERRACE

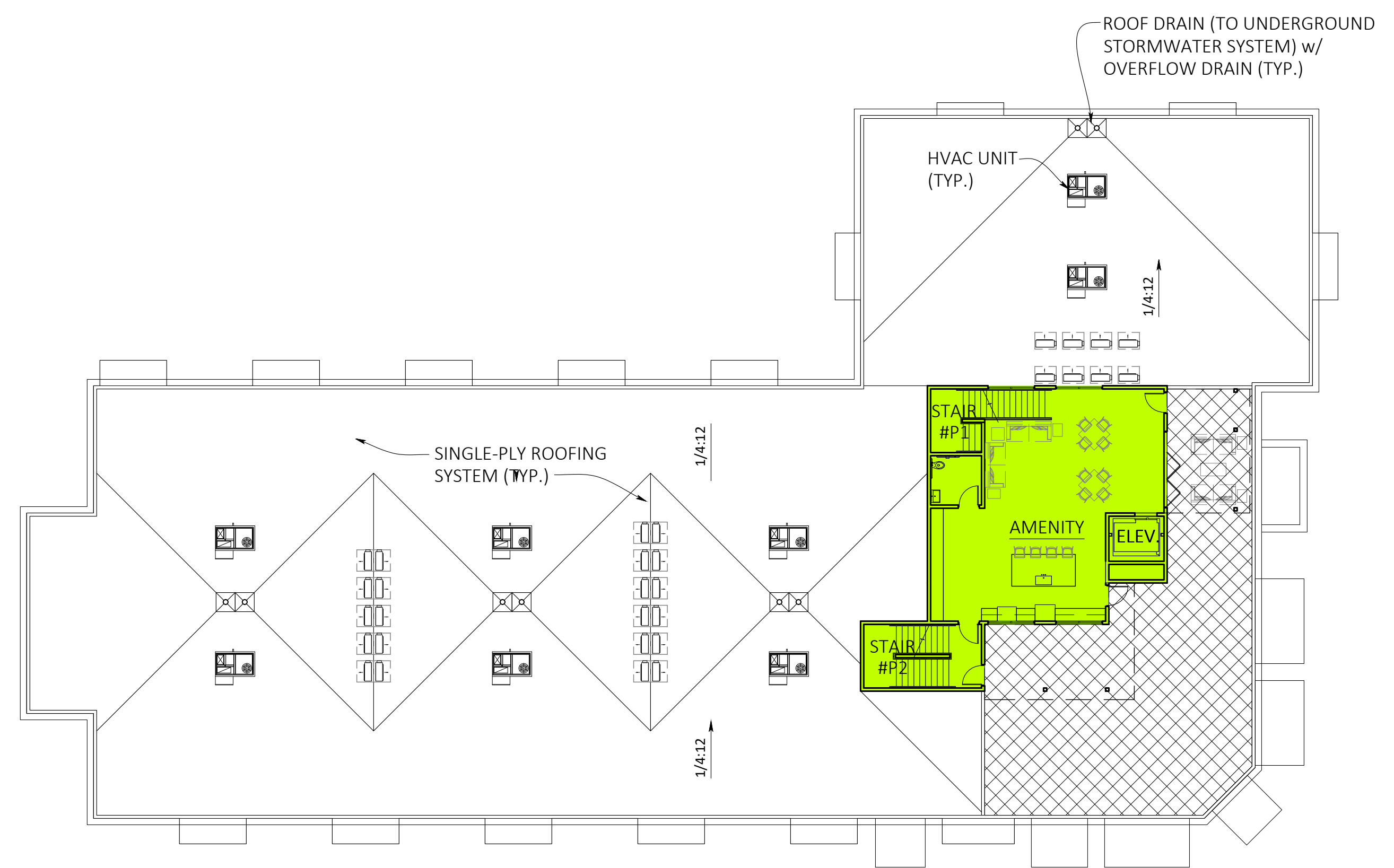
DRAWING SHEET REVISIONS

△	DATE	REMARKS

Drawn By: STAFF
Checked By: WJL
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Job No. 23135



3RD LEVEL
AREA: 14,900 s.f. ±



ROOF TERRACE / PATIO
AREA (INDOOR): 1,100 s.f. ±
AREA (PATIO): 1,800 s.f. ±



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VIEW FROM SOUTHEAST (W. STATE ST. / HWY 44)



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ARCHITECTURE

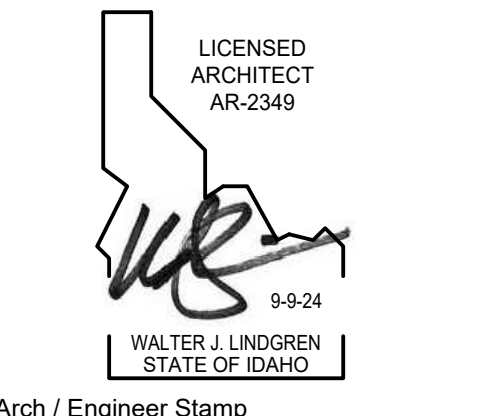
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VIEW FROM NORTHEAST (N. MAIN ST.)



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A Conditional Use Application for the
STATE & MAIN MIXED-USE
W. State St. & N. Main St.
Star, Idaho 83669

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DRAWING SET ISSUED FOR
CONDITIONAL USE

EXTERIOR
ELEVATIONS

DRAWING SHEET REVISIONS

DATE	REMARKS

Drawn By: STAFF
 Checked By: WJL
 Date: 09 SEP 2024
 Scale: AS NOTED
 Job No. 23135



1 EAST ELEVATION (N. MAIN ST.)
1/8" = 1'-0"

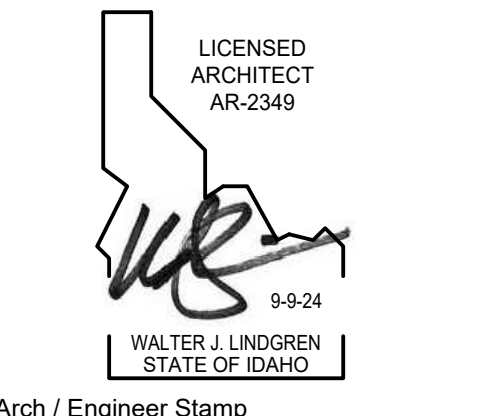


2 SOUTH ELEVATION (W. STATE ST. / HWY 44)
1/8" = 1'-0"



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A Conditional Use Application for the
STATE & MAIN MIXED-USE
W. State St. & N. Main St.
Star, Idaho 83669

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DRAWING SET ISSUED FOR
CONDITIONAL USE

EXTERIOR
ELEVATIONS

DRAWING SHEET REVISIONS

DATE	REMARKS

Drawn By: STAFF
 Checked By: WJL
 Date: 09 SEP 2024
 Scale: AS NOTED
 Job No. 23135

Sheet Number **A4**



1 WEST ELEVATION (N. POPLAR ST.)
1/8" = 1'-0"



2 NORTH ELEVATION (ALLEY)
1/8" = 1'-0"

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



Brad Little, Governor
Jess Byrne, Director

October 4, 2024

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

Subject: State & Main Streets Multiple Use Development
File # CU-24-07 Conditional Use Permit

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 305-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



October 10, 2024, 2024

Shawn Nickel
City of Star
PO Box 130
Star, ID 83669

**Re: State and Main Street Multiple Use Development
Conditional Use Permit**

Dear Mr. Nickel

The Star Sewer and Water District has reviewed the State and Main Multiple Use Development CUP application provided by your office. This property was included with the original formation of the Star Sewer and Water District, and we are therefore prepared to serve this property with both sewer and water. However, no utility plans were included with the CUP application and as a result we do not know the full intent of the proposed improvements to the sewer and water system. Prior to any construction improvements the applicant shall be required to submit a full set of construction drawings to the District.

Sewer is located in the alley immediately north of the proposed development. This sewer line was recently rehabilitated (November/December 2024). The original line was constructed during the 1960s of asbestos cement, the rehabilitation included lining the existing main with a polymer liner. The proposed development will be allowed to connect to the sewer main with their proposed improvements, if they provide the District with a full set of construction drawings.

Water is located in Main Street and State street. Main Street includes an 8-inch water main and State Street has a 12-inch main. Because of the potential impact on the water system adjacent to the site, the District will require construction of an 8-inch water main in Poplar St from State Street to 1st Street. Again, construction drawings of the proposed improvements will be required prior to the construction of any improvements.

Very truly yours,

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

Ryan V. Morgan, P.E.
District Engineer





Star Fire Protection District

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

Date: November 26, 2024

To: City of Star Planning & Zoning

From: Victor Islas, Deputy Chief  
Star Fire Protection District
 Victor Islas, Deputy Chief
 11/26/2024

Subject: Fire District Comments

File: State & Main Streets Multiple Use Development
 CU-24-07 Conditional Use

The Star Fire Protection District has assessed the documents provided by the City of Star on October 3, 2024, review comments are as follows:

The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 9,900 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho, and consists of .95 acres.

The development will be served by the Star Fire Protection District's Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is approximately 0.5 miles from the development entrance, with an estimated travel time of 2 minutes under optimal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

The district does not oppose the application, contingent on adherence to the following code requirements and approval conditions:

1. Codes:
 - 1.1. This development shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by the City of Star, Idaho.
2. Water Supply for Firefighter Operations Compliance:
 - 2.1. The development must meet all water supply requirements as outlined in the 2018 International Fire Code (IFC). This includes ensuring adequate water supply for fire suppression purposes in accordance with the code.
3. Fire Department Access:
 - 3.1. The development must provide proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
4. Additional Comments:
 - 4.1. A further review will take place during the site construction and building permit phases. At that time, the project must comply with the current Fire Code and any applicable codes set by the City of Star.
 - 4.2. The applicant is responsible for submitting the necessary applications and supporting documents to the Fire District for review. Applicable review fees will be charged by the Fire District.



Date: October 21, 2024

To: Ian Wolf, Star Property Holding, LLC and Walter Lindgren-Lindgren Labri Architecture, PLLC

Staff Contact: Dawn Battles, Senior Planner

Project Description: State and Main Street Mixed-Use Building

Trip Generation: This development is estimated to generate 103 vehicle trips per day, 11 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

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

ACHD Planned Improvements	
IFYWP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	X



Project/File: **State & Main Street Mixed-Use Building / STAR24-0006 / CU-24-07**
 This is a conditional use permit application to allow for the development of a 46,800 square foot 3-story building consisting of 9,900 square feet of ground floor commercial space on the ground floor and 30 residential units on the 2nd and 3rd floors.

Lead Agency: City of Star

Site address: 17 N. Main Street and
 10992, 11000, 11026,
 11046, and 11070 W. State Street

Staff Approval: October 21, 2024

Applicant: Ian Wolf
 Star Property Holding, LLC
 511 S. Proctor Lane
 Eagle, ID 83616

Representative: Walter Lindgren
 Lindgren Labrie Architecture, PLLC
 247 N. Eagle Road
 Eagle, ID 83616

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

Report Summary:

ACHD Planned Improvements2
 Level of Service Planning Thresholds2
 A. Site Specific Conditions of Approval3
 B. Vicinity Map4
 C. Site Plan5
 D. Findings for Consideration6
 E. Policy8
 F. Standard Conditions of Approval11
 G. Conclusions of Law11
 Request for Appeal of Staff Decision13

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Star Road is scheduled in the IFYWP as a community project which includes constructing enhanced pedestrian facilities on the west side of the roadway and the installation of a pedestrian bridge over the Lawrence Kennedy Canal (Bridge #1007) in 2026. The project also includes an enhanced crossing across Star Road at Main Street, upgraded ADA ramps/bulb-outs and pavement marking/streetlights.
- Star Road is scheduled in the IFYWP to be widened to 5-lanes from US 20/26 (Chinden Boulevard) to SH-44 (State Street) with the concept year in 2025-2026. This project includes the widening of Star Road Bridge #2030.
- The intersection of State Street (SH-44) and Star Road is listed in the CIP to be widened to 4-lanes on the north leg, 5-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and replace and modify the signal between 2026 and 2030.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
*State Highway 44 State Street	345-feet	Principal Arterial	740
**Main Street	115-feet	Local	N/A
**Poplar Street	120-feet	Local	N/A

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

** ACHD does not set level of service thresholds for local streets.

2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-44 east of Star Road was 17,111 on October 12, 2023.
- There are no current traffic counts for Main Street or Poplar Street.

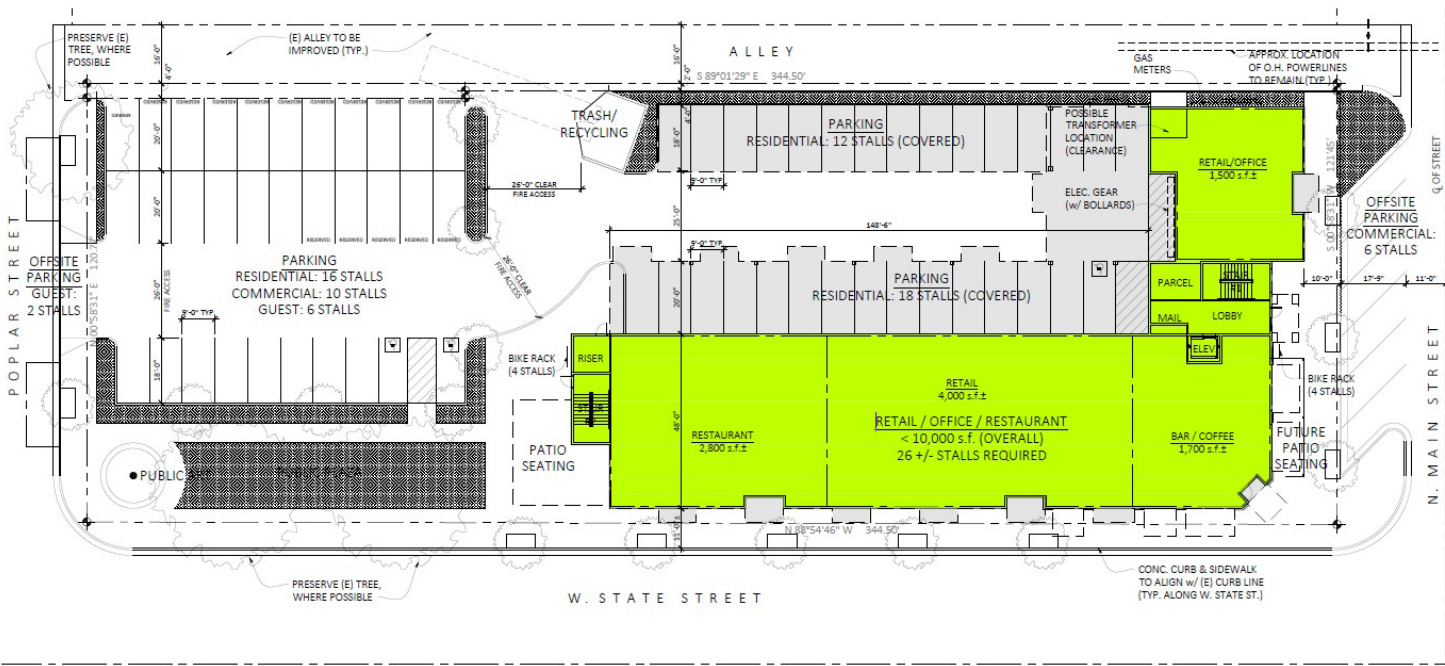
A. Site Specific Conditions of Approval

1. Complete Main Street abutting the site as a 40-foot wide commercial street section with vertical curb, gutter and as proposed, a 10-foot wide attached concrete sidewalk.
2. Construct Poplar Street as ½ of a 36-foot wide commercial street section with curb, gutter and 10-foot wide attached concrete sidewalk on Poplar Street abutting the site.
3. Dedicate right-of-way on Main Street and Poplar Street to 2-feet behind back of attached sidewalk abutting the site.
4. Dedicate additional right-of-way to total 20-feet of alley right-of-way abutting the site.
5. Pave the alley its full width abutting the site between Main Street and Poplar Street.
6. Install “No Parking” signs located at the alley/Main Street and the alley/Poplar Street intersections.
7. Close the two existing driveways onto Main Street located 100 and 135-feet north of SH-44 with vertical curb, gutter and sidewalk, as proposed.
8. Close the existing driveway onto Poplar Street with vertical curb, gutter and sidewalk, as proposed.
9. If required by the fire department, construct a 26-foot wide driveway onto Poplar Street located 105-feet north of SH-44 restricted with a gate or bollards located outside of the right-of-way and as determined by the appropriate fire department.
10. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
11. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
12. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



D. Findings for Consideration

1. State Highway SH-44 /State Street

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



2. Main Street

a. **Existing Conditions:** Main Street is improved with 2-travel lanes, 31 to 38-feet of pavement, vertical curb, gutter, and 6-foot wide sidewalk abutting 30-feet of the site and no curb, gutter or sidewalk abutting the remainder of the site. There is 60-feet of right-of-way for Main Street (30-feet from centerline).

b. **Applicant's Proposal:** The applicant is proposing to complete Main Street abutting the site with an 11-foot wide travel lane and 6 designated diagonal on-street parking spots, vertical curb, gutter and 10-foot wide attached concrete sidewalk.



- c. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy which requires Main Street to be completed as a 40-foot wide commercial street section and should not be approved, as proposed. The applicant should be required to complete Main Street abutting the site as a 40-foot wide commercial street section with vertical curb, gutter and as proposed, a 10-foot wide attached concrete sidewalk.

The applicant's proposal to provide diagonal on-street parking on Main Street should not be approved as proposed due to the close proximity of the site to SH-44, the grocery store/gas station located on the east side of Main Street across from the site and there is no existing diagonal on-street parking in the vicinity of the site.

The applicant should be required to dedicate right-of-way to 2-feet behind back of the attached sidewalk on Main Street abutting the site.

3. Poplar Street

- a. **Existing Conditions:** Poplar Street is improved with 2-travel lanes, 21-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 32-feet of right-of-way for Poplar Street (20-feet from centerline).
- b. **Applicant Proposal:** The applicant is proposing to construct curb, gutter and 10-foot wide attached concrete sidewalk on Poplar Street abutting the site.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy with the exception of pavement widening. The applicant should be required to construct Poplar Street as $\frac{1}{2}$ of a 36-foot wide commercial street section abutting the site.

The applicant should be required to dedicate right-of-way to 2-feet behind back of the attached sidewalk on Poplar Street abutting the site.

4. Alleys

- a. **Existing Conditions:** There is an existing 16-foot wide alley that is partially paved approximately 9 to 12-feet in width abutting the site's north property line. The alley runs east/west between Main Street and Poplar Street.
- b. **Applicant Proposal:** The applicant is proposing to construct a 26-foot wide driveway from the site onto the alley.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

Due to the large power poles that run along the north side of the alley, restricting the future widening of the alley to the north, the applicant should be required to dedicate additional right-of-way to total 20-feet of alley right-of-way abutting the site.

Because the alley is only partially paved and the requirement to dedicate additional alley right-of-way will leave an additional area of unpaved alley, the applicant should be required to pave the unpaved portion of the alley abutting the site between Main Street and Poplar Street.

The applicant should be required to install "No Parking" signs located at the alley/Main Street and the alley/Poplar Street intersections.

5. Driveways

5.1 Main Street

- a. **Existing Conditions:** There are two existing driveways from the site onto Main Street located 100 and 135-feet north of SH-44 (measured centerline-to-centerline).
- b. **Applicant's Proposal:** The applicant is proposing to close the two existing driveways onto Main Street with vertical curb, gutter and sidewalk.

- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

5.2 Poplar Street

- a. **Existing Conditions:** There is an existing driveway from the site onto Poplar Street located 140-feet north of SH-44.
- b. **Applicant's Proposal:** The applicant is proposing to close the existing driveway onto Poplar Street with vertical curb, gutter and sidewalk.

The applicant is proposing to construct a 26-foot wide driveway from the site onto Poplar Street located 105-feet north of SH-44 (measured centerline-to-centerline).

- c. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway onto Poplar Street meets District policy and should be approved, as proposed.

The applicant's proposal to construct a 26-foot wide driveway onto Poplar Street does not meet District Driveway Location policy which requires a driveway onto a commercial street to be located a minimum of 150-feet from the nearest arterial street intersection and should not be approved, as proposed. However, if the driveway is required for fire access, then the driveway is approved to be constructed and should be restricted with a gate or bollards located outside of the right-of-way and as determined by the appropriate fire department.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

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

2. Minor Improvements

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

3. Livable Street Performance Measures

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

4. Main Street and Poplar Street

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

5. Alleys

Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking

structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Vacations of Alleys Policy: District Policy 7210.3.6 states that vacations of alley right-of-way are discouraged and shall not result in dead-end alleys.

6. Driveways

6.1 Main Street and Poplar Street

Driveway Location Policy: District policy 7208.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector/arterial or arterial street intersection.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

7. Tree Planters

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

8. Landscaping

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

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

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

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

The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

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

Request for Reconsideration of Commission Action

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



Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

January 14, 2025

Shawn Nickel
Planning Director & Zoning Administrator, City of Star
PO Box 130
Star, Idaho 83669

Development Application	CU-24-07
Project Name	State & Main Streets Multiple Use
Project Location	11070 W 17 N Main Street / 10992, 11000, 11026, 11046 & 11070 W State Street
Project Description	48,000sqft Multiple use building. 9,900sqft of commercial space at ground level, 30 residential units on 2 nd and 3 rd levels w/ rooftop residential common area.
Applicant	Walter Lindren, LLA Architecture, PLLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. ITD supports ACHD’s Site Specific Conditions of Approval concerning road improvements for both Main Street and Poplar Street. ITD requires applicant to complete permit application for any work being completed within ITD ROW.
3. In the event that local roadways are not improved, ITD recommends service vehicles be restricted access to site via Main Street and/or Poplar Street. Access may be gained utilizing W 1st Street via North Star Road.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # CU-24-07

Preliminary / Final / Short Plat _____

Development Name/Section City of Star CDH File # _____

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

Reviewed By: Lowrey Date: 10/24/24

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

16 January 2025

Walter Lindgren
Lindgren Labrie Architecture
247 N Eagle Road
Eagle, ID 83616

**Re: State and Main Multiple Use Development
Conditional Use Permit**

Dear Mr. Lindgren

The City of Star Engineering Department has reviewed the CUP for the State and Main Multiple Use Development dated September 9, 2024. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a pressure irrigation system will be required for the final development.
2. There are legals for individual lots, but it appears they are trying to combine all lots into one, we need to do a lot line adjustment and a legal description for the combined lot is required prior to building permit submittal.
3. A detailed landscape plan must be included with the construction drawings.
4. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
5. Finish grades at subdivision boundaries shall match existing finish grades. The finish floor of the first floor of the building shall be elevated at a minimum to the centerline of State Street.

6. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the application be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced application does not relieve the applicant of those responsibilities.

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

Sincerely,



Ryan V. Morgan, P.E.
City Engineer

Enclosures

Shawn Nickel

From: Jeff Hargis <jhargis61@gmail.com>
Sent: Thursday, January 16, 2025 2:28 PM
To: Shawn Nickel
Cc: Trevor Chadwick
Subject: Conditional Use Application State & Main

Dear Star City Council Members,

I am writing to express my opposition to the Conditional Use Permit application from Lindgren & Labrei for the property located at the city block of State Street between N. Main and Poplar Streets.

While I understand the City's desire to encourage business growth, I have several concerns regarding this proposal that directly impact the quality of life for nearby residents.

1. Privacy Concerns: The proposed placement of windows on the upper north elevation of the building will directly overlook the backyards of neighboring properties, including a swimming pool, which families use through the warmer months. This will significantly compromise the privacy of residents and negatively impact our enjoyment of our outdoor spaces.

2. Inadequate Parking Plan: The proposed parking plan is insufficient and will create significant traffic and parking congestion in the surrounding area.

- **Increased Residential Traffic:** The apartment component of this development will generate substantial traffic. Based on a University of Utah report (7-30-2017), we can expect 3.27 daily trips per residential parking spot, resulting in a total of 150.42 daily trips for the entire apartment complex. This increased traffic flow will severely strain the existing alleyway, which is not adequately addressed in the current plan. (50% less units maybe).
- **Insufficient Parking for Restaurant/Bar Patrons:** The plan relies heavily on the City to address the parking needs of the restaurant/bar component. This is unacceptable. The applicant has a responsibility to demonstrate adequate parking provisions on and off site. The high volume of traffic expected from the restaurant/bar, especially during peak hours, will inevitably lead to overflow parking on 1st Street, causing significant disruptions for residents.
- **Inadequate Consideration of Existing Businesses:** The application fails to adequately address impacts of existing high-volume businesses in the area, such as The Mercantile and Lumber, Sully's Pub and Grill, Maverick, and the Shell Station. They are "encouraging" (pg 7 par 3) the city to allow parking at below the current code without addressing specific areas that can be utilized.

The applicant must demonstrate a viable parking and traffic solution that addresses the concerns outlined above.

I urge the City Council to carefully consider these concerns and deny the Conditional Use Permit application until a satisfactory parking and traffic survey plan is presented.

Thank you for your time and attention to this matter.

Section 8, Item C.

Sincerely,

Jeff Hargis

Dear Star City Council Members,

I am writing to express my opposition to the Conditional Use Permit application (File # CU-24-07) for the development of a 46,800 square foot, multiple use building at 17 N. Main Street, Star, Idaho.

I have the following concerns about the project:

- **Inadequate parking:** The application does not adequately address parking needs for both commercial tenants and residents. This will lead to overflow parking in residential areas and further exacerbate traffic issues. With limited street parking already, this could lead to parking overflow into nearby neighborhoods. This will most likely cause a new tax burden to remedy the problem.
- **Increased traffic congestion and safety:** The project will add significant commercial and residential units to the area, which is likely to lead to increased traffic congestion on State Street, Main Street, Poplar, and the Alley. This could be a safety hazard and inconvenience for residents.
- **Impact on existing residents:** The project will be located in close proximity to existing homes. The construction noise and disruption, as well as the potential for increased noise from the commercial tenants and thirty residential units, and privacy encroachment will negatively impact the quality of life for residents, with noise and privacy encroachment.
- **Compatibility with the neighborhood character:** The project seems out of scale with the surrounding neighborhood. A large commercial development could disrupt the character of the neighborhood and the hometown feel.
- **Strain on Infrastructure:** The development could place an increased burden on existing infrastructure, such as water, sewer, and emergency services.
- **Lack of Community Input:** There are concerns about the level of community engagement and transparency in the planning and approval process for this project. We attended the first meeting at the Fire department with nearby residents and expressed concerns about inadequate parking, alleyway traffic, and the building height. None of these items have been addressed in this conditional use request.

I urge the City Council to deny the Conditional Use Permit application as written for this project. The potential negative impacts on traffic, parking, residents, and the neighborhood character outweigh any benefits of the project.

I would recommend the developer address the above concerns, especially parking, limit the residential to fifteen units, and reduce the building height to a second story.

Thank you for your time and consideration.

Sincerely,

Shawnel Gillaspay