

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho  
Tuesday, June 04, 2024 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Scott Snelders, 2nd Ward Church of Jesus Christ of Latter Day Saints
3. **ROLL CALL**
4. **CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
  - A. **Approval of Minutes** - April 16, 2024
  - B. **Approval of Claims**
  - C. **Findings of Fact / Conclusion of Law** - Milled Olive Reconsideration **(CU-23-06)**
  - D. **Final Plat** - Naismith Commons Phase 3 **(FP-24-02)**
  - E. **Easement Vacation** - Star Crest Ranch Apartment Property **(VAC-24-01)**
5. **PUBLIC HEARINGS with ACTION ITEMS:**
  - A. **PUBLIC HEARING - UDC Updates** - The Mayor and Council will hear testimony regarding updates to the Unified Development Code: CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS **(ACTION ITEM) Continued from May 7, 2024**
  - B. **PUBLIC HEARING - Municipal Code Updates** - The Mayor and City Council will hear Public Testimony on updates to Sections of Title 1 through 7 and Title 10 for amendment UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL **(ACTION ITEM) Continued from May 7, 2024**
  - C. **PUBLIC HEARING-Erlebach Properties (FILE: AZ-24-02, DA-24-02 & PR-24-01):** The Applicant is requesting approval of an Annexation & Rezone (R1), Development Agreement and private road consisting of 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots. **(ACTION ITEM)**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
  - A. **Shuttle Bus** - Approve / Authorize Purchase of 2004 E450 Shuttle Bus in the amount of \$16,999 **(ACTION ITEM)**
  - B. **ORDINANCE 403-2024 & DEVELOPMENT AGREEMENT** - AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON STUMP LANE, IN STAR, IDAHO (CANYON COUNTY PARCEL R34001010) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY MARY AND JOSEPH WATSON; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA), OF APPROXIMATELY 7.17 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
7. **ADJOURNMENT**



CITY OF STAR, IDAHO  
**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, June 04, 2024 at 7:00 PM

---

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

**Land Use Public Hearing Process**

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

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

Council can ask the applicant questions and staff questions

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

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

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation.

Mayor Trevor Chadwick

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

**1. CALL TO ORDER –**

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

**2. INVOCATION –**

Pastor David Ax of Calvary Star Church provided the invocation.

**3. ROLL CALL**

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

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

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

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

**B. Star Police Chief Monthly Report**

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

**C. Star Fire Chief Monthly Report**

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

**5. CONSENT AGENDA (ACTION ITEM) *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*****A. Approval of Minutes: April 2, 2024****B. Claims**

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

**6. ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)**A. Ordinance 402-2024 (Starpoint 2 & Development Agreement) AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 6777 N. STAR ROAD (ADA COUNTY PARCELS S0419449020); THE PROPERTY IS OWNED BY GHW HOLDINGS LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 2.01 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (ACTION ITEM)**

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

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

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

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



## CITY COUNCIL REGULAR MEETING DRAFT MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

### 7. PUBLIC HEARINGS with ACTION ITEMS:

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

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

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

Staff stood for questions; none were offered.

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

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

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



## CITY COUNCIL REGULAR MEETING DRAFT MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

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

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

### Public Testimony:

None was offered.

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

### Council Deliberations:

Council Member Nielsen said he fully supported the new station.

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

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

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

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

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

**Applicant presentation:**

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

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

**Public Testimony:**

None was offered.

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

**Council Deliberations:**

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

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

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

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

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

**Applicant Presentation:**

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

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

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





## CITY COUNCIL REGULAR MEETING DRAFT MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

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

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

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

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

### **Public Testimony:**

None was offered.

### **Applicant Closing Statement:**

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

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

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

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

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

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

Mayor Chadwick asked to circle back on the outdoor music.

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

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

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

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

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

**Council Deliberations:**

- Council Member Nielsen moved to approve the times and uses of the Milled Olive Conditional Use Permit (FILE # CU-23-06) as follows: for Retail to be allowed Monday-Sunday from 8:00 a.m.-10:00 p.m. with patrons of the retail and food trucks allowed to use The Milled Olive’s restroom facilities; Farmers Market/Food Trucks from Friday -Sunday from 9:00 a.m.- 6:00 p.m., and for Live Music to

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

be allowed outdoors in the patio and wine bar area only until 10:00 p.m. in compliance with the City noise ordinance and the rest of the facility to have indoor music only; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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

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

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

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

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

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

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

**Public Testimony:**

None was offered.



# CITY COUNCIL REGULAR MEETING DRAFT MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 16, 2024 at 7:00 PM

### **Applicant Closing Statement:**

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

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

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

### **Council Deliberations:**

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

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

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

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

## **8. ADJOURNMENT**

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

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3516	23250S	4 A & B LOCK AND KEY	232.50						
1	64743 05/03/24	Mobile Service Fee	75.00*			10 41540	435		10110
2	64743 05/03/24	Locks Rekeyed	90.00*			10 41540	435		10110
3	64743 05/03/24	Keys Duplicated	67.50*			10 41540	435		10110
		<b>Total for Vendor:</b>	<b>232.50</b>						
3508	23249S	15 ACTION PLUMBING	3,800.00						
1	3034 05/03/24	Pipe in Pump House	3,500.00*			10 41540	434		10110
2	3034 05/03/24	Snake Drain Line	300.00*			10 41540	434		10110
		<b>Total for Vendor:</b>	<b>3,800.00</b>						
3533	23251S	21 ADA COUNTY LANDFILL	30.00						
1	2405040605 05/04/24	Landfill Fees	15.00*			10 41540	411		10110
2	2405040336 05/04/24	Landfill Fees	15.00*			10 41540	411		10110
3549	23278S	21 ADA COUNTY LANDFILL	15.00						
1	2405110506 05/11/24	Landfill Fees	15.00*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>45.00</b>						
3507	3025S	22 ADA COUNTY PROSECUTORS OFFICE	2,630.14						
1	May 2024 04/30/24	Prosecutions Contract	2,630.14*			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>2,630.14</b>						
3514	23252S	23 ADA COUNTY SHERIFF'S OFFICE	243,235.57						
1	122161 05/06/24	Police Services May 2024	243,235.57*			10 42110	365		10110
		<b>Total for Vendor:</b>	<b>243,235.57</b>						
3562	23285S	1346 BLACK CANYON TROUT FARM	7,750.00						
1	1403 05/17/24	Stock Fish at Freedom Park	7,750.00*			10 58 41810	598		10110
		<b>Total for Vendor:</b>	<b>7,750.00</b>						
3509	23254S	144 BRYANT PRINTS LLC	3,237.50						
1	0931 05/04/24	Summer Camp Tee Shirts	3,237.50*			10 104 44022	324		10110
		<b>Total for Vendor:</b>	<b>3,237.50</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3548	23279S	1475 CANON FINANCIAL SERVICES, INC	256.24						
1	32594780	04/12/24 Copier Lease City Hall	128.12*			10 41810	324		10110
2	32594780	04/12/24 Copier Lease Rec Center	64.06*			10 44022	324		10110
3	32594780	05/12/24 Copier Lease Rec Center	64.06*			10 44021	324		10110
		<b>Total for Vendor:</b>	<b>256.24</b>						
3542	23271S	159 CANYON COUNTY CLERK	100.00						
1	Mar2024	05/13/24 Prosecution Services	100.00*			10 42110	322		10110
3560	23286S	159 CANYON COUNTY CLERK	100.00						
1	Mar2024	04/03/24 Prosecution Services Mar 2024	100.00*			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>200.00</b>						
3545	23280S	1312 CAPITAL PAVING COMPANY INC	2,515.00						
1	15012	05/17/24 SH-44 Construction App 13	2,515.00*			10 500 45110	760		10110
		<b>Total for Vendor:</b>	<b>2,515.00</b>						
3511	-99886C	231 DANA PARTRIDGE	2,790.56						
1	05/08/24	Services Apr 26 - May 7, 2024	2,285.76*			10 41810	351		10110
2	05/08/24	Services May 9 & 10 PTO	504.80*			10 41810	351		10110
3556	23295S	231 DANA PARTRIDGE	2,964.15						
1	05/24/24	Services May 8, May 13-23 2024	2,925.17*			10 41810	351		10110
2	05/24/24	HALO Nacho Night Expenses	38.98*			10 41810	351		10110
		<b>Total for Vendor:</b>	<b>5,754.71</b>						
3517	23255S	1577 DOUG GOCHNOUR	500.00						
1	05/06/24	Riverhouse Deposit Refund	500.00*			10 41810	698		10110
		<b>Total for Vendor:</b>	<b>500.00</b>						
3485	23233S	302 FATBEAM LLC	3,292.50						
1	43997	05/01/24 Fiber Optic Internet Service	3,292.50*			10 42200	373		10110
		<b>Total for Vendor:</b>	<b>3,292.50</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3483	23234S	1428 FISHER'S TECHNOLOGY	171.17						
1	1322773	05/01/24 Copier City Hall	122.54*			10 41810	324		10110
0385									
2	1322774	05/01/24 Copier Rec Center (Sports)	24.31*			10 44021	324		10110
3	1322774	05/01/24 Copier Rec Center (Recreation)	24.32*			10 44022	324		10110
		<b>Total for Vendor:</b>	<b>171.17</b>						
3518	23256S	1240 FUNDRAISING BRICK LLC	300.00						
1	05/07/24	Dog Park Bricks	300.00*			10 619 45130	586		10110
		<b>Total for Vendor:</b>	<b>300.00</b>						
3543	23272S	1152 GARRETT PARKS AND PLAY	24,750.00						
1	3544	05/10/24 Painting for Pickleball Court	24,750.00*			10 715 45110	738		10110
3563	23287S	1152 GARRETT PARKS AND PLAY	141,737.80						
1	3561	05/17/24 Concrete Pickleball Court	137,062.80*			10 715 45110	738		10110
2	3561	05/17/24 Grading	2,200.00*			10 715 45110	738		10110
3	3561	05/17/24 Concrete Blankets	2,475.00*			10 715 45110	738		10110
		<b>Total for Vendor:</b>	<b>166,487.80</b>						
3519	23257S	1290 GREYLOCH	233.59						
1	3098	05/02/24 Cabinetry Bldg Dept	233.59*			10 41510	741		10110
		<b>Total for Vendor:</b>	<b>233.59</b>						
3520	23258S	777 HERITAGE LANDSCAPE SUPPLY GROUP	4,071.87						
1	*3827-001	05/01/24 Sawzall, Wire, Tape, Condui	163.27*			10 41540	435		10110
2	*7916-001	05/01/24 PVC Pipe, Conduit	972.02*			10 41540	435		10110
3	*3918-001	05/02/24 PVC Pipe, Clamp	256.68*			10 41540	435		10110
4	*5034-001	05/06/24 Valve Box, Conduit, Cover	685.92*			10 41540	435		10110
5	*8510-001	05/06/24 Popup Sprinkler	863.62*			10 41540	435		10110
6	*1333-001	05/06/24 PVC Pipe	140.73*			10 41540	435		10110
7	*2442-001	05/27/24 Locking Hose Bibb	989.63*			10 41540	435		10110

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3546	23281S	777 HERITAGE LANDSCAPE SUPPLY GROUP	612.89						
1	*8944-001	05/09/24 Nipples/Couplers/Tape/PVC	434.14*			10 41540	435		10110
2	*8944-002	05/09/24 PVC Tee/Reducer Tee Slip	46.60*			10 41540	435		10110
3	*2379-001	05/09/24 Nipple/Coupler/PVC/Tape	56.70*			10 41540	435		10110
4	*7903-001	05/10/24 Nipple PVC/Seal Tape	20.38*			10 41540	435		10110
5	*8316-001	05/10/24 Nipple PVCS	55.07*			10 41540	435		10110
		<b>Total for Vendor:</b>	<b>4,684.76</b>						
3551	-99877E	382 IDAHO CENTRAL CREDIT UNION	1,385.29						
1	CC-21	05/13/24 Rec Center Supplies	27.86			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-		- 44022-611			
2	CC-21	05/13/24 Fishing Rodeo	59.47			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-	58-	41810-598			
3	CC-21	05/13/24 Return	-22.91			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-		- 44022-698			
4	CC-21	05/10/24 Gen Office Supplies	29.98			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-		- 41810-610			
5	CC-21	05/08/24 Gen Office Supplies	51.95			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-		- 41810-610			
6	CC-21	05/06/24 Fishing Rodeo	594.98			10 20300			10110
		WALMART		CC Accounting: 10-	58-	41810-598			
7	CC-21	05/06/24 Fishing Rodeo	18.40			10 20300			10110
		HOBBY LOBBY		CC Accounting: 10-	58-	41810-598			
8	CC-21	05/06/24 Fishing Rodeo	313.58			10 20300			10110
		OTC BRANDS		CC Accounting: 10-	58-	41810-598			
9	CC-21	05/06/24 BSP Program	42.64			10 20300			10110
		WALMART		CC Accounting: 10-101-		44022-611			
10	CC-21	05/06/24 Fishing Rodeo	33.96			10 20300			10110
		WALMART		CC Accounting: 10-		- 41810-598			
11	CC-21	05/04/24 Mommy & Me Paint	24.91			10 20300			10110
		ZURCHERS		CC Accounting: 10-		- 44022-598			
12	CC-21	05/04/24 Mommy & Me Paint	30.48			10 20300			10110
		ALBERTSONS		CC Accounting: 10-		- 44022-598			
13	CC-21	05/03/24 Before & After School Program	157.08			10 20300			10110
		COSTCO		CC Accounting: 10-101-		44022-611			
14	CC-21	05/02/24 Rec Center	22.91			10 20300			10110
		AMAZON CAPITAL SERVICES		CC Accounting: 10-		- 44022-611			



For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3554	-99876E	382 IDAHO CENTRAL CREDIT UNION	4,598.86						
1	CC-22 05/06/24	Return	-300.00			10 20300			10110
		BLUEBEAM INC		CC Accounting: 10-	-	42200-698			
2	CC-22 05/06/24	Fishing Rodeo	770.10			10 20300			10110
		WALMART		CC Accounting: 10- 58-		41810-598			
3	CC-22 05/06/24	Fishing Rodeo	679.65			10 20300			10110
		WALMART		CC Accounting: 10- 58-		41810-598			
4	CC-22 05/04/24	Summer Grant	103.35			10 20300			10110
		DOLLAR TREE		CC Accounting: 10-301-		44022-300			
5	CC-22 05/04/24	Summer Grant	1,777.49			10 20300			10110
		COSTCO		CC Accounting: 10-301-		44022-300			
6	CC-22 05/03/24	Software	225.00			10 20300			10110
		BLUEBEAM INC		CC Accounting: 10-	-	42200-372			
7	CC-22 05/03/24	Laptop P&Z	1,343.27			10 20300			10110
		DELL EMC		CC Accounting: 10-	-	42200-371			
<b>Total for Vendor:</b>			<b>5,984.15</b>						
3558	23289S	1595 IDAHO SURVEY GROUP	1,440.00						
1	18366 05/10/24	Revised Fish & Game Easement	1,440.00*			10 41510	331		10110
<b>Total for Vendor:</b>			<b>1,440.00</b>						
3521	-99884C	412 IDAHO TOOL AND EQUIPMENT	14.99						
1	2405070359 05/07/24	Hex Bit	14.99*			10 41540	613		10110
<b>Total for Vendor:</b>			<b>14.99</b>						
3522	23259S	421 INTERMOUNTAIN GAS COMPANY	176.96						
Credited the \$44.43 from acct 3000 2 to acct 7251 2									
1	*3000 1 04/02/24	City Hall	31.67*			10 41810	414		10110
2	*3000 2 04/02/24	B&G Shop-1310 N Little Camas	-44.43*			10 41540	414		10110
3	*1000 1 04/02/24	Outreach Building	65.46*			10 41810	414		10110
4	*7251 2 04/02/24	Star Police Station	124.26*			10 42010	414		10110
<b>Total for Vendor:</b>			<b>176.96</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3503	23246S	1328 JON C IRBY LANDSCAPING LLC	4,520.00						
1	24104	05/02/24 15 Qty Trees	4,520.00*			10 410 47100	310		10110
3504	23246S	1328 JON C IRBY LANDSCAPING LLC	840.00						
1	24105	05/02/24 Three Replacement Trees	840.00*			10 41540	435		10110
		<b>Total for Vendor:</b>	<b>5,360.00</b>						
3512	23260S	480 JULEE ELLIOTT	350.00						
1	2233	05/09/24 Art by the River Banners	350.00*			10 99 45130	586		10110
		<b>Total for Vendor:</b>	<b>350.00</b>						
3541	23273S	1579 JULIE DAROSA	350.00						
1	05/15/24	Fishing Rodeos Balloons	350.00*			10 58 41810	598		10110
		<b>Total for Vendor:</b>	<b>350.00</b>						
3500	3026S	1573 LORI BOYLE	40.00						
1	04/29/24	Refund Chair Yoga	40.00			10 44022	698		10110
		<b>Total for Vendor:</b>	<b>40.00</b>						
3502	3027S	1575 LOU TILZEY	40.00						
1	04/29/24	Refund Chair Yoga	40.00			10 44022	698		10110
		<b>Total for Vendor:</b>	<b>40.00</b>						
3540	23274S	1374 MADYSSON JUNGENBERG	3,028.90						
		This check replaces Check 23239, which was never received							
1	REPLACING	05/15/24 April Interstellar Cheer	3,028.90*			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>3,028.90</b>						
3523	23262S	1201 MODERN PRINTERS	292.84						
1	31045	05/04/24 Business Cards City Staff	292.84*			10 41810	610		10110
		<b>Total for Vendor:</b>	<b>292.84</b>						
3505	23247S	635 MOUNTAIN ALARM	135.00						
1	4599343	05/01/24 Fire Alarm/Monitoring	92.50*			10 41810	344		10110
2	4599342	05/01/24 Security Backup/Monitoring	42.50*			10 41810	344		10110
		<b>Total for Vendor:</b>	<b>135.00</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3486	23241S	1572 MTM WOODWORKS	283.00						
1	190828	05/02/24 Cabinet Install Building Dept	283.00*			10 41510	741		10110
		<b>Total for Vendor:</b>	<b>283.00</b>						
3525	23263S	1578 NICHOLS FOR IDAHO	500.00						
1	05/06/24	Riverhouse Deposit Refund	500.00*			10 41810	698		10110
		<b>Total for Vendor:</b>	<b>500.00</b>						
3524	-99883C	656 OFFICE SAVERS ONLINE	137.37						
2	10772	05/03/24 Check Envelopes/File Folders	137.37*			10 41140	611		10110
		<b>Total for Vendor:</b>	<b>137.37</b>						
3506	23248S	670 PATHWAY CONCRETE & LANDSCAPING	25,000.00						
1	174	05/01/24 Internal Sidewalks Pavilion Pk	25,000.00*			10 502 45110	738		10110
		<b>Total for Vendor:</b>	<b>25,000.00</b>						
3526	-99882C	686 PORTAPROS LLC	438.40						
1	130919A-1	05/02/24 Star Middle Sch Port Restro	169.20*			10 41540	411		10110
2	121435Y-1	05/09/24 Dog Park Portable Restroom	269.20*			10 41540	411		10110
3539	-99880C	686 PORTAPROS LLC	298.00						
1	130869-1	05/10/24 Fishing Rodeo Portable Restr	298.00*			10 58 41810	598		10110
		<b>Total for Vendor:</b>	<b>736.40</b>						
3487	23243S	1540 PROFORCE LAW ENFORCEMENT	3,463.56						
1	548143	05/01/24 Ballistic Blanket and Bag	3,463.56*			10 804 42110	742		10110
		<b>Total for Vendor:</b>	<b>3,463.56</b>						
3501	3028S	1574 RANDI PEDERSEN	40.00						
1	04/29/24	Refund Chair Yoga	40.00			10 44022	698		10110
		<b>Total for Vendor:</b>	<b>40.00</b>						
3534	23264S	707 REPUBLIC SERVICES INC	822.32						
1	001356811	04/30/24 Hunters Creek Park	352.42*			10 41540	411		10110
2	001356895	04/30/24 Star River Access 1000 S Ma	86.29*			10 41540	411		10110
3	001356908	03/31/24 River Park 1000 S Main St	158.62*			10 41540	411		10110

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
7	001357422	04/30/24 Star City Hall	128.67*			10 41540	411		10110
8	001357466	04/30/24 Blake Haven Park	96.32*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>822.32</b>						
3564	23296S	721 ROBERT P LITTLE	4,580.82						
1	116192	05/28/24 B&G Contracted Services	4,895.84*			10 41540	351		10110
2	Life Insur	05/28/24 Life Insurance	-261.02*			10 41540	215		10110
3	Vision Ins	05/28/24 Spousal Vision Insurance	-13.00*			10 41540	211		10110
4	Dental Ins	05/28/24 Spousal Dental Insurance	-41.00*			10 41540	212		10110
		<b>Total for Vendor:</b>	<b>4,580.82</b>						
3559	23290S	727 RON WESTON	423.43						
1	05/20/24	Reimburse Sports Equipment	423.43*			10 44021	612		10110
		<b>Total for Vendor:</b>	<b>423.43</b>						
3538	23275S	1348 RUSTIC TABLE	906.00						
1	05/16/24	MY Scholarship Dinner	906.00*			10 45130	590		10110
		<b>Total for Vendor:</b>	<b>906.00</b>						
3537	23282S	752 SBI CONTRACTING INC	615.00						
1	11077	05/10/24 City Hall Interior Signs	615.00*			10 41810	610		10110
		<b>Total for Vendor:</b>	<b>615.00</b>						
3550	23284S	1581 SCHEELS	10,612.26						
1	3033	05/20/24 Recreation Rentals	10,612.26*			10 45110	747		10110
		<b>Total for Vendor:</b>	<b>10,612.26</b>						
3535	23276S	805 STAR CHAMBER OF COMMERCE	200.00						
1	05/14/24	Luncheon Sponsor	200.00*			10 41810	585		10110
		<b>Total for Vendor:</b>	<b>200.00</b>						
3488	23245S	1558 THE ANGRY EASEL	300.00						
1	05/02/24	May Painting Class	300.00*			10 175 44022	352		10110
		<b>Total for Vendor:</b>	<b>300.00</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3557	23291S	1594 THE DETAIL DOCTORS	598.00						
1	05/22/24	Detailing 2 B&G Trucks	598.00*			10 41540	437		10110
		<b>Total for Vendor:</b>	<b>598.00</b>						
3529	23266S	889 TITAN EXCAVATION & CONSTRUCTION	53,396.82						
1	05/09/24	Pavilion Park Restroom App 3	53,396.82*			10 712 45110	738		10110
		<b>Total for Vendor:</b>	<b>53,396.82</b>						
3528	-99881C	898 TREASURE VALLEY COFFEE	160.54						
2	10429960	05/07/24 City Hall Coffee/Water	58.80*			10 41810	610		10110
4	10429982	05/07/24 Bldg Maint Coffee/Cups	63.24*			10 41540	610		10110
6	10448284	05/02/24 Recreation Water	19.25*			10 44022	610		10110
7	10448284	05/02/24 Sports Water	19.25*			10 44021	610		10110
		<b>Total for Vendor:</b>	<b>160.54</b>						
3536	23277S	935 VERIZON WIRELESS	1,144.81						
		Charges for 23 Phone Lines and 2 iPads and Hot Spot							
1	9963081097	05/01/24 Monthly Cell Phone Charges	1,144.81*			10 41810	416		10110
1									
		<b>Total for Vendor:</b>	<b>1,144.81</b>						
3531	23268S	1451 WESTERN STATES EQUIPMENT CO	59.25						
1	002777051	05/03/24 Flatbed UtilityTrailer Rent	59.25*			10 41540	442		10110
		<b>Total for Vendor:</b>	<b>59.25</b>						
3561	23292S	1030 WHITE PETERSON	6.00						
		Account number 26749-001M							
2	163042	04/30/24 E-Fining Fees and Costs	6.00*			10 41310	323		10110
		<b>Total for Vendor:</b>	<b>6.00</b>						
3544	23283S	1580 XJOIN LLC	620.00						
1	0001	05/15/24 Door System Integration Build	620.00*			10 41810	737		10110
		<b>Total for Vendor:</b>	<b>620.00</b>						

For dates posted from 05/02/24 to 05/28/24

Claim/ Line #	Check Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3532	23269S	1308 YOUNG ELEVATOR INC	150.00						
1	1125	05/03/24 Service Maintenance	150.00*			10 41810	431		10110
		<b>Total for Vendor:</b>	<b>150.00</b>						
3555	23293S	1427 ZD FENCING	1,200.00						
1	1271	05/24/24 Double Drive Gate	1,200.00*			10 706 45110	738		10110
		<b>Total for Vendor:</b>	<b>1,200.00</b>						
		<b># of Claims</b>	<b>62</b>	<b>Total:</b>	<b>568,494.90</b>	<b># of Vendors</b>	<b>49</b>		
		<b>Total Electronic Claims</b>			<b>9,824.01</b>				
		<b>Total Non-Electronic Claims</b>			<b>558670.89</b>				

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

The above-entitled Conditional Use Permit land use applications came before the Star City Council for their action on December 5, 2023, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

**Procedural History:**

*A. Project Summary:*

The Applicant is requesting approval of a Conditional Use Permit for a mixed-commercial use to include a retail store, wine & beer lounge, retail storage area, outdoor concessions and an event space. The property is located at 1133 S. Main Street in Star, Ada County, Idaho, and consists of 2.0 acres in a central business district (CBD) zoning designation. The subject property is generally located at the northeast corner of S. Star Road and S. Main Street. Ada County Parcel No. R1842701420.

*B. Application Submittal:*

A neighborhood meeting was held on September 14, 2023, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on October 20, 2023.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on November 19, 2023. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on November 20, 2023. Notice was sent to agencies having jurisdiction in the City of Star on October 24, 2023. The property was posted in accordance with the Star Unified Development Code on November 20, 2023.

*D. History of Previous Actions:*

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

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

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

F. *Development Features.*

**CONDITIONAL USE PERMIT:**

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

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

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

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



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

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

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

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

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

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

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

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

H. *On-Site Features:*

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

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

I. *Agencies Responding:*

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

ACHD  
ITD

December 5, 2023  
October 25, 2023

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

None

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

**Comprehensive Plan:**

8.2.3 Land Use Map Designations:

Central Business District

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

8.3 Goal:

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

#### 8.4 Objectives:

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

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

- A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.
- D. The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- E. The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.

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

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

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

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

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

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

8.5.9 Additional Land Use Component Policies:

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

**Unified Development Code:**

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front <sup>(1)</sup>	Rear	Interior Side	Street Side
CBD	35'	0'	0'	0' <sup>4</sup>	0'
C-2	35'	20'	5'	0' <sup>4</sup>	20'
MU	35'	For MU and <b>CBD</b> - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			

Notes:

2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.

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

**8-1B-4: CONDITIONAL USES:**

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

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

C. Process:

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

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

- 1. Minimize adverse impact of the use on other property.
- 2. Control the sequence and timing of the use.
- 3. Control the duration of the use.
- 4. Assure that the use and the property in which the use is located is maintained properly.
- 5. Designate the exact location and nature of the use and the property development.
- 6. Require the provision for on site or off-site public facilities or services.
- 7. Require more restrictive standards than those generally required in this title.

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

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

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

**8-1B-4E CONDITIONAL USE FINDINGS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Public Hearing of the Council:**

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

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

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

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

None

**Request for Reconsideration:**

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

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

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

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed conditional use permit application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the proposed land use. Review and discussion included site plan/layout, access and circulation, fencing, landscape buffering, cross-access, lighting, hours of operation and parking. The Council included Staff recommended conditions of approval and added additional

conditions to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated December 5, 2023, and staff memo, dated April 16, 2024 into the official decision as part of these Findings of Fact, Conclusions of Law.

### **Statement of Compliance:**

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

Council included the following additional conditions of approval as part of the approval of this application request, and as revised through the reconsideration:

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

### Conditions of Approval:

1. **All Council required conditions of approval as listed above.**
2. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Building Permit being issued.**
4. **A Certificate of Zoning Compliance will be required prior to the start of construction. The applicant shall address detailed building finishes, landscape buffering and other site details at that time.**
5. **A revised site plan, showing the correct parking dimensions shall be submitted to and approved by City Staff, prior to issuing the building permit.**
6. **The Applicant shall provide an updated landscape plan showing the correct number of street trees and landscape materials to Staff for approval prior to issuing a building permit.**
7. The property with the approved application shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
10. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to the start of any construction.**
11. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
12. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
13. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
14. Any additional Condition of Approval as required by Staff and City Council.
15. Any Conditions of Approval as required by Star Fire Protection District.

### Council Decision:

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

Dated this 4th day of June, 2024.

Star, Idaho

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** June 4, 2024

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

### REQUEST

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

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

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

### PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

**Phase 3**

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

### HISTORY

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

- March 21, 2023      Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
  
- April 4, 2023      Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
  
- April 18, 2023      Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 52.54 acres and consisting of 206 residential lots and 26 common lots.
  
- November 21, 2023      Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.
  
- March 19, 2024      Council approved the Final Plat (FP-23-20) for Naismith Commons Subdivision, Phase 2 consisting of 92 single family residential lots and 13 common lots on 20.95 acres.

**GENERAL DISCUSSION**

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

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

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

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

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

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

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

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

**Original Preliminary Plat Review:**

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

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

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

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

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

**Staff analysis of Final Plat Submittal:**

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

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

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

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



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

**Mailbox Clusters** – **The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the mylar.** Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.

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

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

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

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

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

**The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on the western side of the roadway only. A revised final plat shall be submitted for review.**

**Council added a condition of approval to the Preliminary Plat (Condition 6a) requiring the following: "The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit". Plat note 8 of the Final Plat**

**states that Lot 2, Block 9 (previously Lot 1, Block 13 of the preliminary plat) shall be owned and maintained by the HOA. This is in direct violation of the condition of approval. The applicant shall revise the Final Plat note to recognize that lot as a dedicated lot. The applicant shall provide Staff with proof of dedication of the lot to the neighbor prior to signature of the phase 3 of the Final Plat.**

**The landscaping and amenities within the park located in the northeast corner of the site do not match the approved landscape plan that was part of the preliminary plat. However, the applicant’s representatives identified federally regulated wetlands and a 90-foot Eureka Water Company easement that does not allow for any development in those areas. The applicant has provided staff with a breakdown of the original amenity plan with the revised plan based on the recent constraints. Staff finds that the intent of the original approval has been met with the revised plan.**

**PUBLIC NOTIFICATIONS**

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

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

**FINDINGS**

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

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

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

## CONDITIONS OF APPROVAL

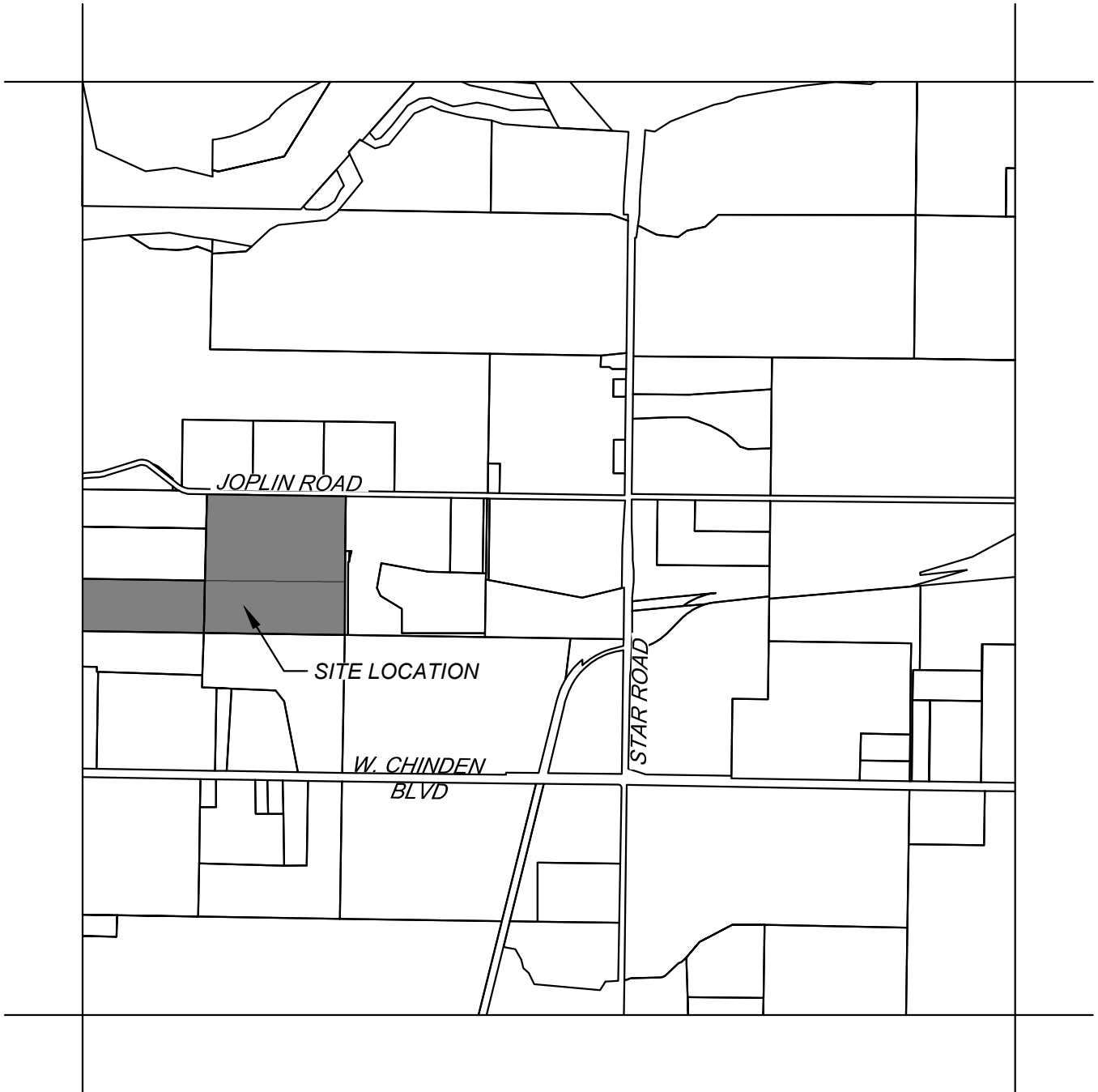
- 1. Prior to signature of final plat, the following shall be completed:**
  - A. Provide documentation from Postmaster on location of mailbox clusters;**
  - B. Provide to Staff updated plans showing architectural mailbox cluster covers;**
  - C. Provide a revised landscape plan showing the correct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

10. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
11. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
12. The Council approved the requested Block Length Waivers.
13. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
14. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
15. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
16. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
17. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
18. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
19. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
20. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
21. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
22. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
23. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
24. A separate sign application is required for any subdivision sign.
25. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
26. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

- 27. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 28. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk’s signature.
- 29. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 30. All common areas shall be owned and maintained by the Homeowners Association.
- 31. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 32. A copy of the recorded CC&R’s shall be submitted to the City of Star prior to any building permits being issued.
- 33. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 34. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

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



T4N, R1W, SEC. 19



March 7, 2024

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

**RE: Naismith Commons Subdivision**

Dear Ryan,

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

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

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

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read "Ian Connair".

Ian Connair, P.E.  
Project Engineer



03/12/2024 3:38:58 PM

City of Star, Idaho 83669  
P: 208-286-7247  
Section 4, Item D.

# FINAL PLAT APPLICATION

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

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

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

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

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

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

## Property Information:

Subdivision Name: Naismith Commons Subdivision Phase: 3

Parcel Number(s): S0419325800 & S0419314950

Approved Zoning: R-4 Units per acre: 2.33

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

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

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

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

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

Changes from approved preliminary plat pertaining to this phase:

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

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



Amenities: \_\_\_\_\_ No Change \_\_\_\_\_

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

Subdivision Name: Naismith Commons Subdivision Phase: 3

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120J  
 FIRM effective date(s): mm/dd/year 06/19/2020  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current recorded warranty deed for the subject property	BN
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	Section 4, Item D. <b>BN</b>
X	Electronic copy of site grading & drainage plans**	<b>BN</b>
X	Electronic copy of originally approved Preliminary Plat**	<b>BN</b>
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	<b>BN</b>
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design</b> and <b>location</b> information	<b>BN</b>
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	<b>BN</b>
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	<b>BN</b>
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	<b>BN</b>
	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

**FEE REQUIREMENT:**

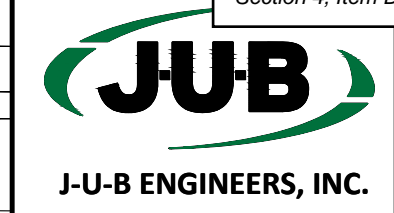
*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary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



Applicant/Representative Signature

03/06/2024

Date



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

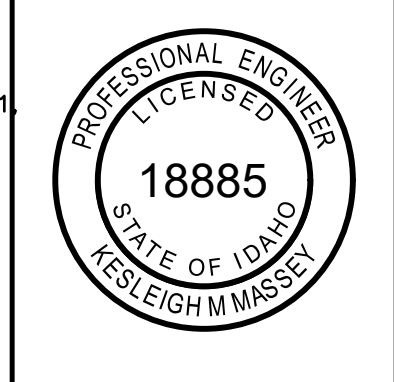


Table with columns: NO., REVISION, DESCRIPTION, BY, DATE

NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
BOUNDARY AND PROJECT INFORMATION

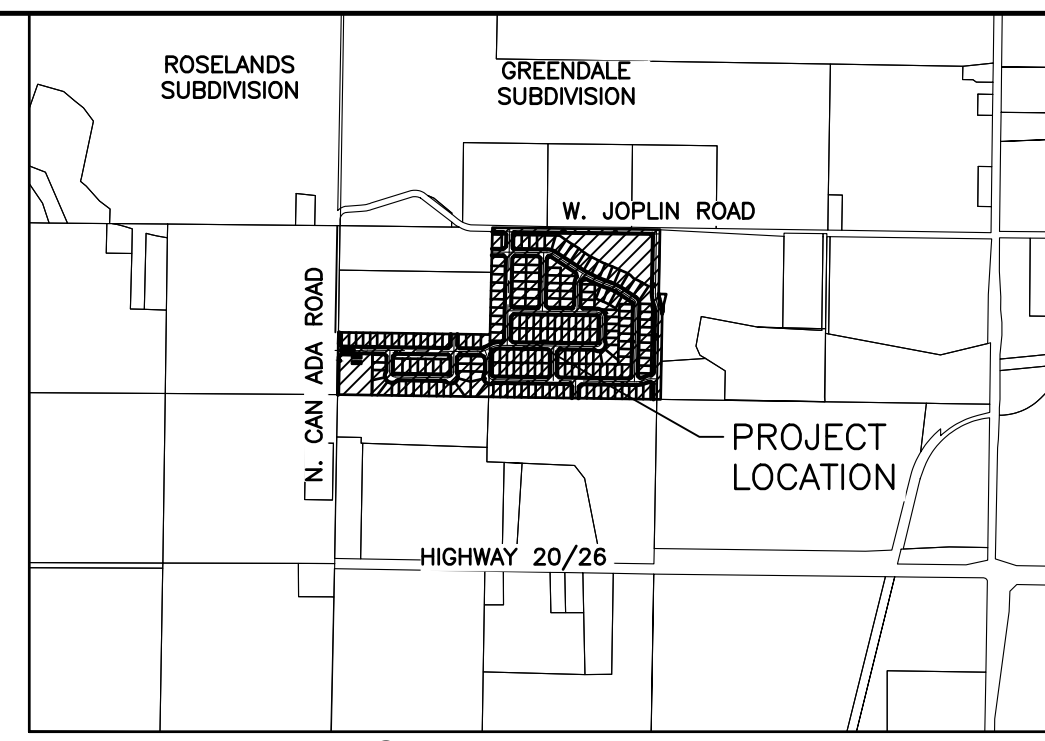
Table with columns: FILE, JUB PROJ #, DRAWN BY, DESIGN BY, CHECKED BY, AT FULL SIZE, LAST UPDATED, SHEET NUMBER

# PRELIMINARY PLAT FOR SMITH COMMONS SUBDIVISIONS

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

### BOUNDARY LEGEND

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



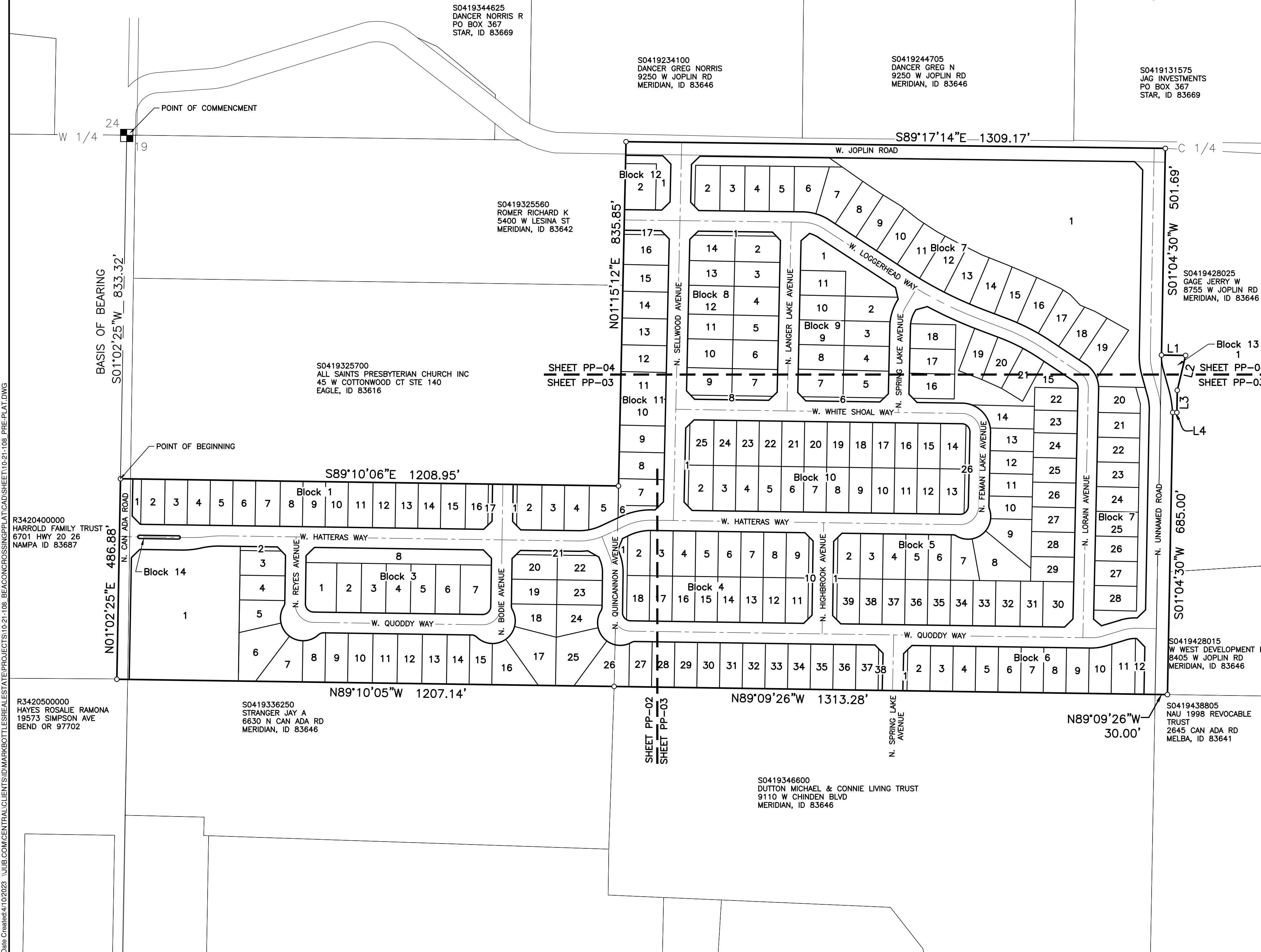
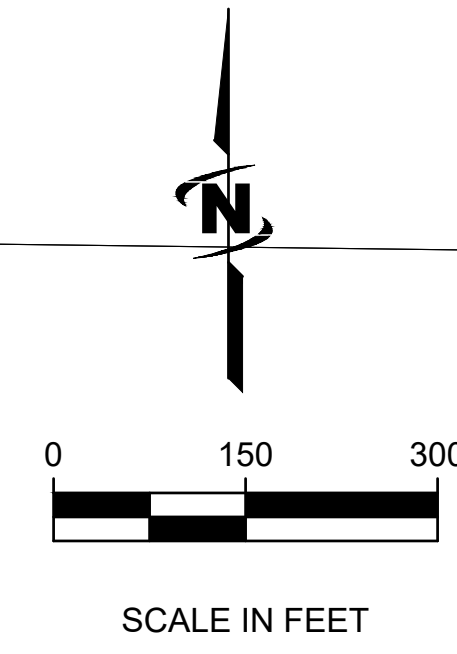
# Approved Preliminary Plat

Sheet  
PP-(  
PP-(  
PP-(  
PP-(  
PP-(  
PP-(  
PP-(  
PP-(

Line Table with columns: Line #, Direction, Length

### NOTES:

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



### LEGEND

- EXISTING: SANITARY SEWER LINE, WATER LINE, GRAVITY IRRIGATION PIPE, PRESSURE IRRIGATION LINE, STORM DRAIN LINE, CENTERLINE, LOT LINE, 6" VERTICAL CURB & GUTTER, ROLLED CURB & GUTTER, 5' SIDEWALK, SEWER MANHOLE, DITCH FLOW LINE, IRRIGATION MANHOLE, STREET LIGHT, TREE DECIDUOUS, TREE CONIFER, EDGE OF PAVEMENT, GAS LINE, FENCE LINE, FIRE HYDRANT, 5' CONTOUR LINE, 1' CONTOUR LINE, DRAINAGE FACILITY
- PROPOSED: SANITARY SEWER LINE, WATER LINE, GRAVITY IRRIGATION PIPE, PRESSURE IRRIGATION LINE, STORM DRAIN LINE, CENTERLINE, LOT LINE, 6" VERTICAL CURB & GUTTER, ROLLED CURB & GUTTER, 5' SIDEWALK, SEWER MANHOLE, DITCH FLOW LINE, IRRIGATION MANHOLE, STREET LIGHT, TREE DECIDUOUS, TREE CONIFER, EDGE OF PAVEMENT, GAS LINE, FENCE LINE, FIRE HYDRANT, 5' CONTOUR LINE, 1' CONTOUR LINE, DRAINAGE FACILITY

### LAND USE SUMMARY

Table with columns: CATEGORY, VALUE

### OWNER

BEACON CROSSING LLC  
839 BRIDGEWAY PL  
EAGLE, ID 83616

### DEVELOPER CONTACT

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

### CIVIL ENGINEER

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

### LAND SURVEYOR

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

### IRRIGATION DISTRICT

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

### IRRIGATION DISTRICT

EUREKA WATER COMPANY  
6820 JOPLIN ROAD  
MERIDIAN, ID 83646



BOUNDARY  
CERTIFICATION

Plot Date: 11/10/2023 1:06 PM Plotted By: Ewren Emsell  
Date Created: 11/10/2023 JUB.COM\CENTRAL\CALCULATORS\MARKGOTTLESHEIMER\PROJECTS\10-21-108-BEACONCROSSING\PLAT\CAD\SHEET\10-21-108-PRE-PLAT.DWG

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

177

2'30"W  
2'

2'26"W

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

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

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

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

5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND / OR REQUIRED, OR AS SHOWN ON THIS PLAT.

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

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

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

9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

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

11. LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

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

13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY,

# Note 8

REUSE OF DRAWINGS

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

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

FILE: 10-21-108\_NC\_LSAP\_4-10-2023  
JUB PROJ. #: 10-21-108  
DRAWN BY: SEW  
DESIGN BY: SEW  
CHECKED BY: SEW

ONE INCH  
AT FULL SIZE. IF NOT ONE  
INCH, SCALE ACCORDINGLY  
LAST UPDATED: 4-12-2023

SHEET NUMBER:  
**LS-105**

# Approved Landscape Plat



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



1 LOG CLIMBERS AND UNDULATING LOG END STEPPERS

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



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



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



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



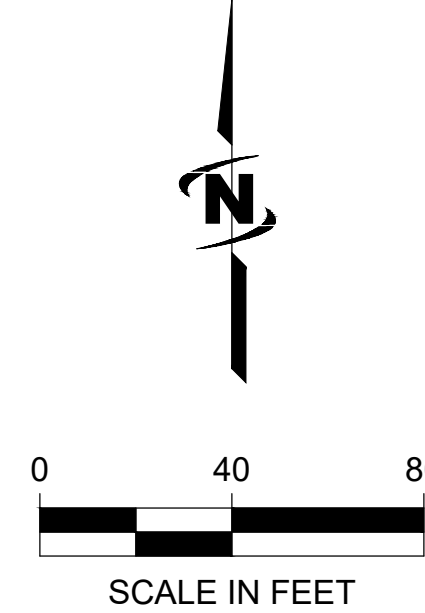
6 COMPACTED DECOMPOSED GRANITE PATHS THROUGH OUT NATURE PARK.



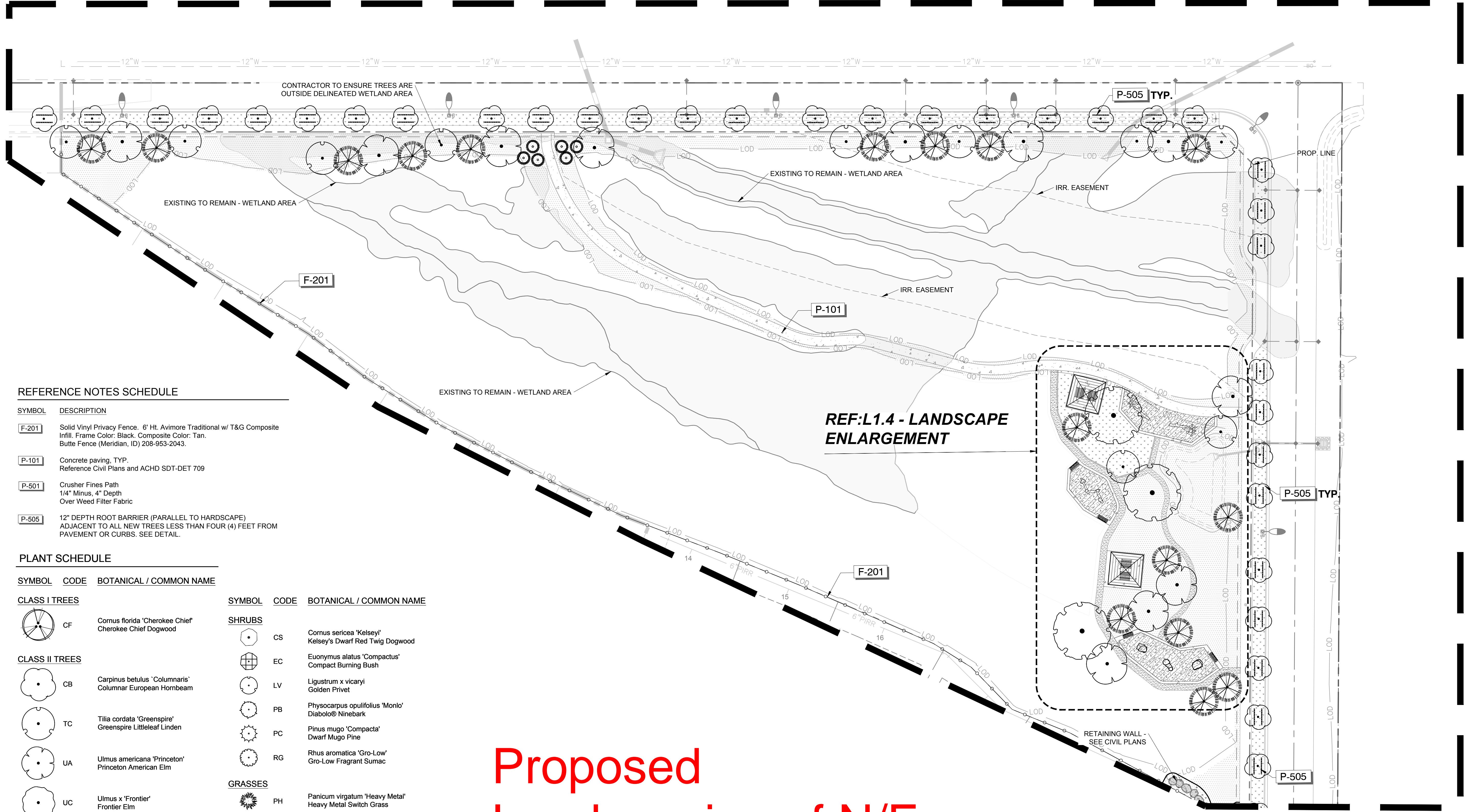
4 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE TIMBER NOTCH INTO STUMP/LOG ENDS



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



Plot Date: 4/12/2023 6:47 PM Plotted By: Shawn Wilson  
Date Created: 4/12/2023 JUB:COM:CENTRAL:CLIENTS:MARKBOTTLES:REAL:ESTATE:PROJECTS:10-21-108\_BEA:CON:ROSSING:PLAT:LANDSCAPE:10-21-108\_NC\_LSAP\_4-10-2023.DWG



**REFERENCE NOTES SCHEDULE**

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

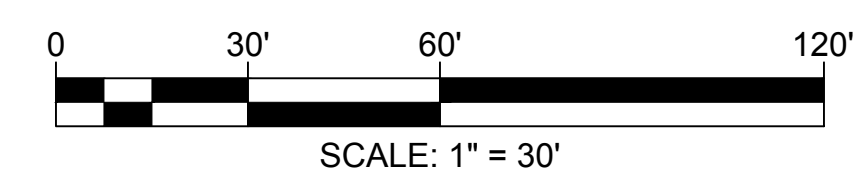
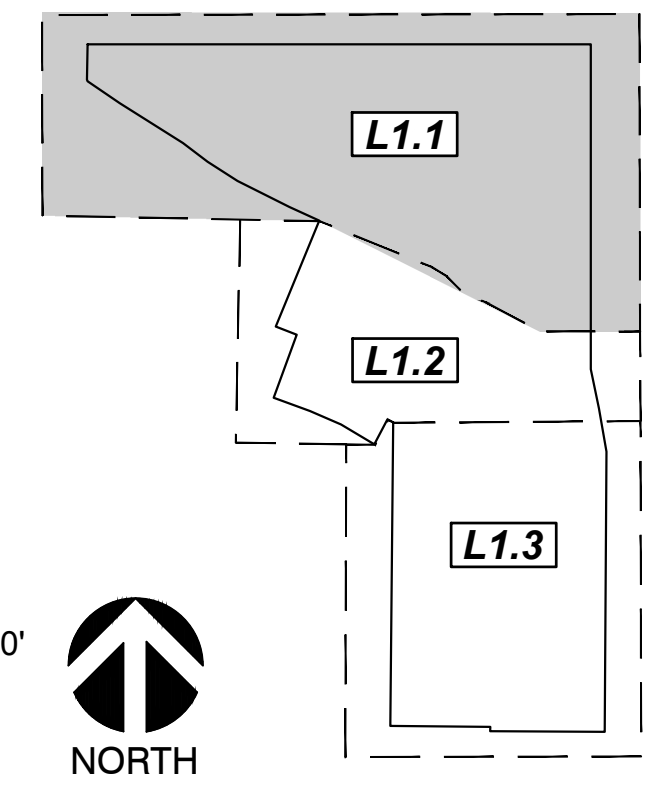
**PLANT SCHEDULE**

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

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

# Proposed Landscaping of N/E Park

REF:L1.4 - LANDSCAPE ENLARGEMENT



User: LARSEN, TATE  
 Date: 3/6/2024, 2:17 PM  
 Path: K:\01\_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 01-P-PH3.DWG  
 This document, together with the drawings and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc.

**CAUTION: NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



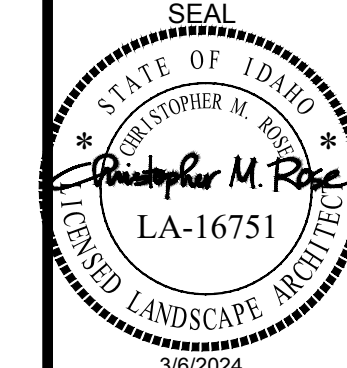
DATE	DESCRIPTION

**Kimley-Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 1100 W. Idaho Street, Suite 210  
 Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 3  
 LANDSCAPE PLAN  
 STAR, IDAHO

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



SHEET NO.  
**L1.1**  
 2 OF 8



# NAISMITH COMMONS SUBDIVISION NO. 3

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

## LEGEND

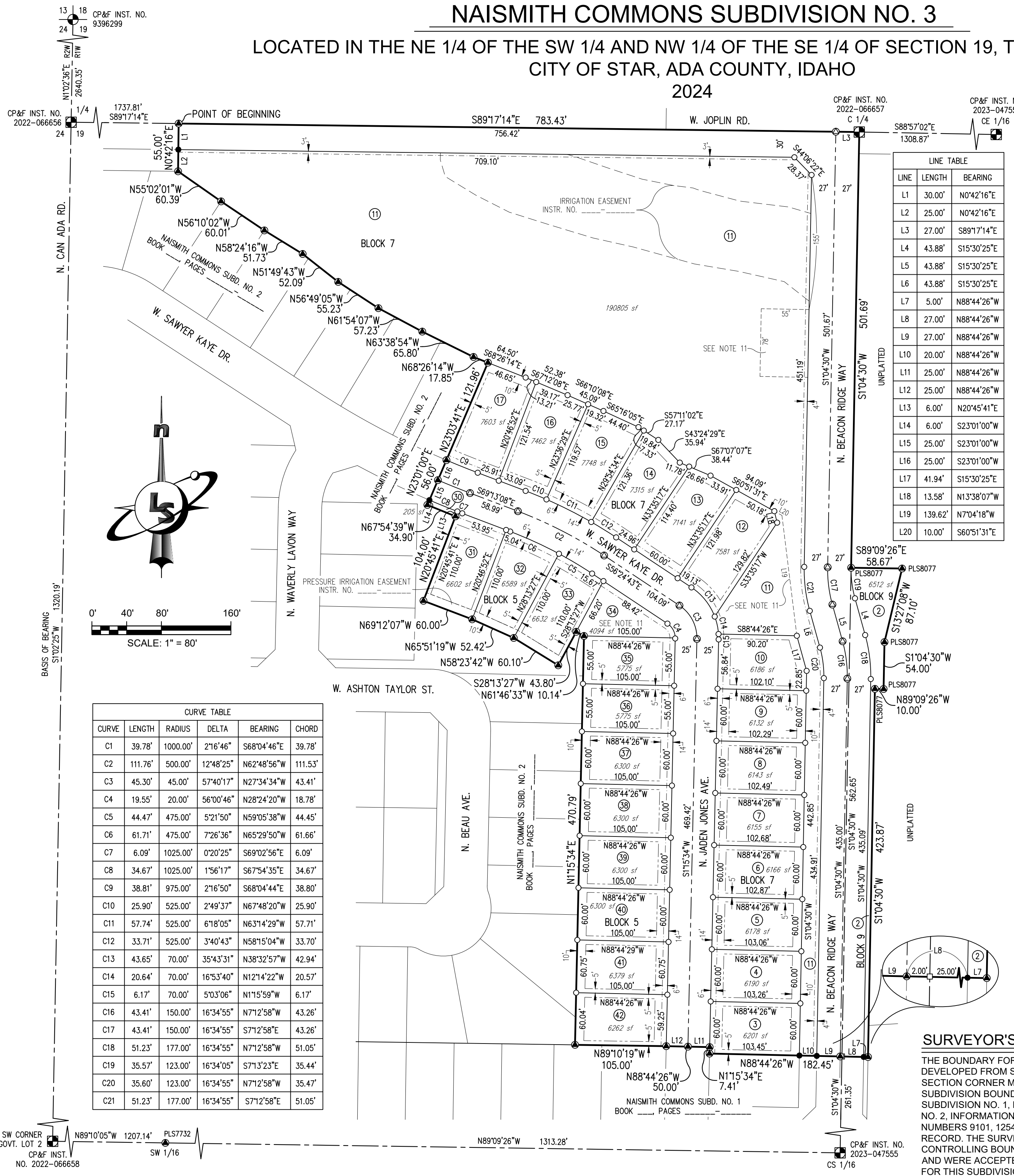
- FOUND ALUMINUM CAP MONUMENT
  - FOUND BRASS CAP MONUMENT
  - 
  - 
  - 
  - 
  - 
  -
- - 
  - 
  - 
  - 
  - 
  - 
  - 
  -

## NOTES

- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND / OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOTS 30 AND 34, BLOCK 5; LOT 11, BLOCK 7 AND LOT 2, BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
- DIRECT LOT ACCESS TO W. JOPLIN ROAD OR N. BEACON RIDGE WAY IS PROHIBITED.

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

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



## SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, NAISMITH COMMONS SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



CLINTON W. HANSEN  
PLS 11118



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



# NAISMITH COMMONS SUBDIVISION NO. 3

## CERTIFICATE OF OWNERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THIS PARCEL CONTAINS 11.16 ACRES, MORE OR LESS.

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

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY JEFFREY CLEMENS, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES \_\_\_\_\_

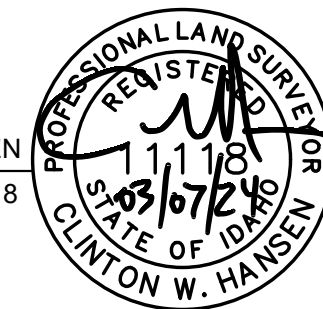
RESIDING AT \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN  
PLS 11118



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

# NAISMITH COMMONS SUBDIVISION NO. 3

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### HEALTH CERTIFICATE

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

### APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK

### APPROVAL OF THE CITY ENGINEER

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

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

\_\_\_\_\_  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

### CERTIFICATE OF THE COUNTY SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

### CERTIFICATE OF THE COUNTY TREASURER

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

DATE: \_\_\_\_\_  
COUNTY TREASURER

### CERTIFICATE OF COUNTY RECORDER

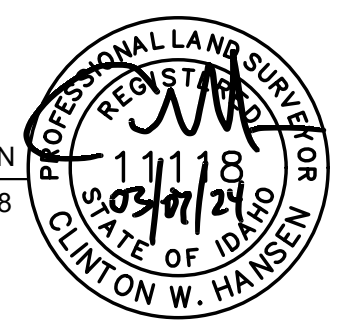
STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

CLINTON W. HANSEN  
PLS 11118



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

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



Brad Little, Governor  
Jess Byrne, Director

April 8, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Naismith Commons Subdivision Phase 3 Final Plat

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

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

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

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

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

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

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

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

### 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

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

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

## 6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK

**Shawn Nickel**

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, April 12, 2024 12:25 PM  
**To:** Shawn Nickel  
**Cc:** Barbara Norgrove  
**Subject:** RE: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

Hello Shawn –

After careful review of the transmittal submitted to ITD on April 2, 2024, regarding Naismith Commons Subdivision Phase 3 Final Plat, the Department has no comments or concerns to make at this time. We have previously submitted a TIS Acceptance letter dated September 29, 2022 with no recommendations.



*Niki Benyakhlef*  
Development Services Coordinator

**District 3 Development Services**  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, April 2, 2024 1:43 PM  
**To:** chopper@hwydistrict4.org; Iriccio@hwydistrict4.org; jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**



Ada County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-24-02

Development Name/Section Naismith Commons 3CDH File # \_\_\_\_\_

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

Reviewed By: Ron B... Date: 4/12/24





**CITY OF STAR**  
**LAND USE STAFF REPORT**

**TO:** Mayor & Council

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

**MEETING DATE:** June 4, 2024

**FILE(S) #:** VAC-24-01- Vacation of Star Sewer & Water District Easements located on the Star Crest Ranch Apartments Property

**OWNER/APPLICANT/REPRESENTATIVE**

<b>Property Owner:</b>	<b>Representative:</b>
Baron Properties, LLC 1401 17 <sup>th</sup> Street Suite 700 Denver, CO 80202 Meridian, ID 83642	Keith Morse, PE JUB Engineers, Inc. 2760 W. Excursion Lane Suite 400 Meridian, ID 83642

**REQUEST**

**Request:** The Applicant is seeking approval of a vacation of existing Star Sewer and Water District easements within the Star Crest Ranch Apartments property, located at 680 S. Calhoun Place, Star, Idaho.

**PROPERTY INFORMATION**

**Property Location:** The subject property is generally located north of Wildbranch Road, west of Highway 16 in Star, Idaho; Ada County Parcel S0416131500.

**APPLICATION REQUIREMENTS**

Application Submitted & Fees Paid                      April 15, 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:*

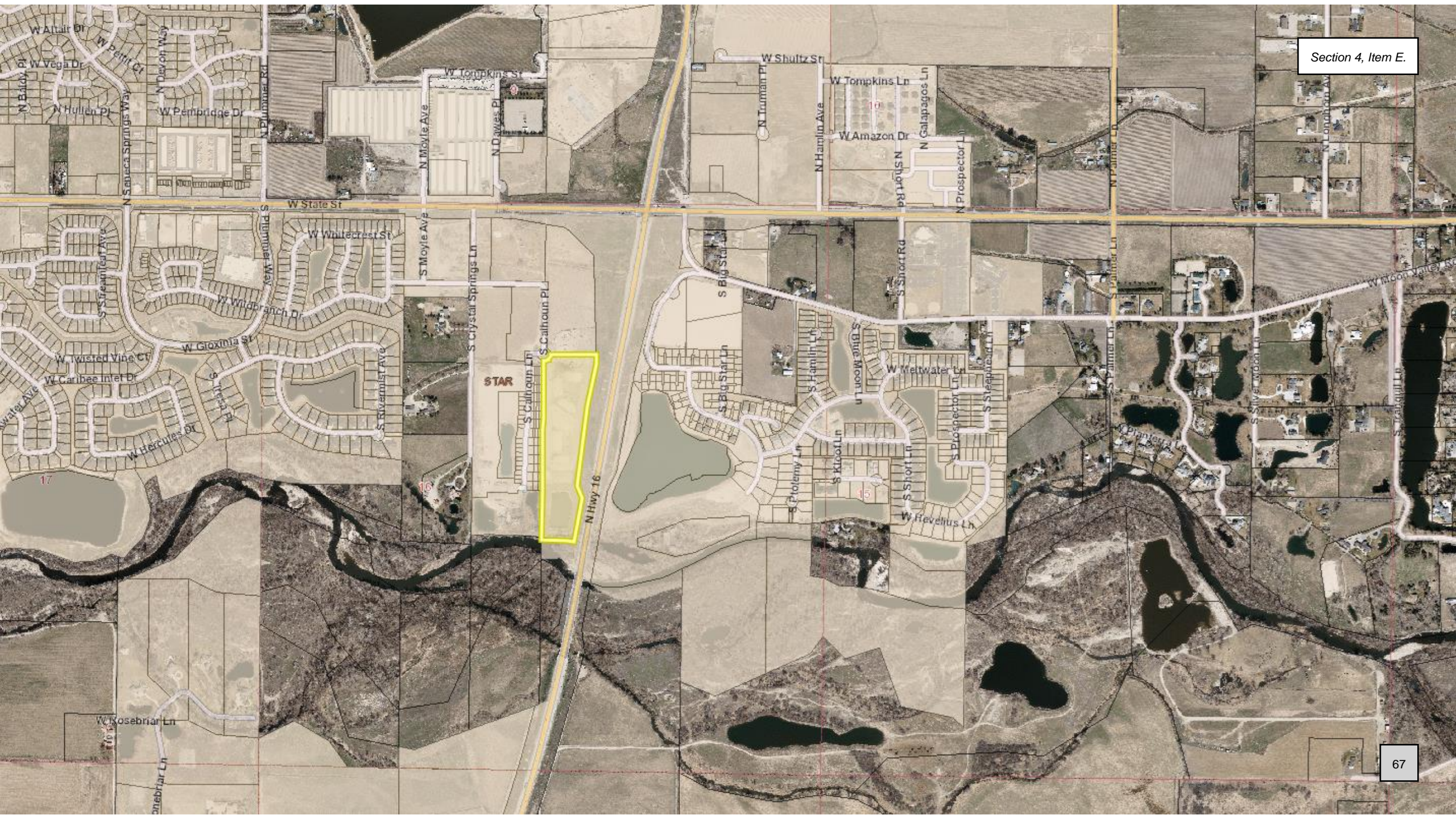
- 1. This application complies with the framework of Star’s Comprehensive Plan;
- 2. The vacations do not create any landlocked property;
- 3. The vacations do not restrict access to any parcel;
- 4. The vacations do not reduce the quality of public services to any parcel of land.

**PROPOSED CONDITIONS OF APPROVAL**

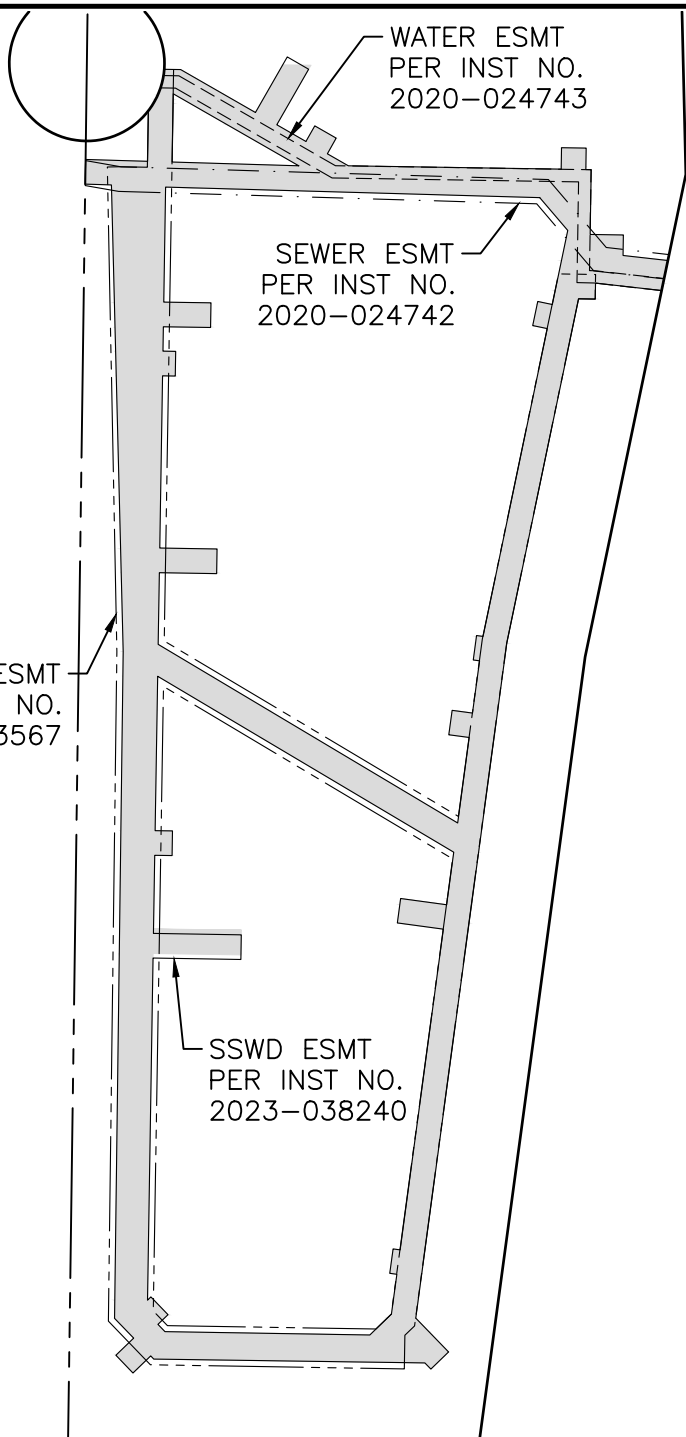
- 1. The applicant shall comply with all requirements of the City Engineer.
- 2. The applicant shall comply with any requirements of the Star Sewer & Water District.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File VAC-24-01 Easement Vacation for Star Crest Ranch Apartments on \_\_\_\_\_, 2024.



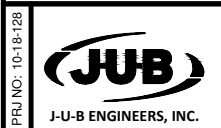
\\jub.com\Central\Clients\ID\BaronProperties\Projects\10-21-056\_CrystalSpringsAp\Agency\Applications\SSWDEsmntVac\VacateExhibit.dwg, 04/09/24 12:13:37pm, pmohlike



# LEGEND

- 2020-024742
- 2020-024743
- 2020-093567
- 2023-038240
- NEW EASEMENT

## EXHIBIT



STAR SEWER AND WATER DISTRICT  
 SEWER AND WATER EASEMENT  
 SITUATED IN THE SW QUARTER OF THE NE QUARTER OF SECTION 31  
 T.4N., R.1W., B.M., CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

SHEET  
 1 OF 1

HELPING EACH OTHER  
CREATE BETTER COMMUNITIES

Section 4, Item E.



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

City of Star  
10769 W State St  
Star, ID 83669

April 4, 2024

Dear Sirs,

J-U-B Engineers, Inc. is seeking to vacate four existing Star Sewer and Water District (SSWD) easements located on the *Star Crest Ranch Apartments* property, **Parcel S0416131500**. Currently, there are multiple overlapping sewer and water easements on the property. A new easement, **2024-013610**, was recorded on **03/18-2024**, to encompass all Star Sewer and Water District assets on the property.

Easements to be vacated are:

**Easement 2020-024742**, attached as Exhibit 1, is an existing SSWD sanitary sewer easement. The area covered by this easement is included in the new easement.

**Easement 2020-024743**, attached as Exhibit 2, is an existing SSWD water easement. The area covered by this easement is included in the new easement.

**Easement 2020-093567**, attached as Exhibit 3, is an existing SSWD sewer and water easement. This was for work that was proposed, but not constructed. This easement is superseded by the new easement.

**Easement 2023-038240**, attached as Exhibit 4, is an existing SSWD sewer and water easement. This easement encompasses all constructed SSWD facilities. However, portions of constructed buildings encroach into the easements. This easement is superseded by the new easement.

Please do not hesitate to let me know if I can provide any additional information to clarify the requested easement vacation. I can be reached via email at [kmorse@jub.com](mailto:kmorse@jub.com) or by phone 208.376.7330.

Sincerely,  
J-U-B ENGINEERS, INC.

A handwritten signature in blue ink that reads "Keith H. Morse".

Keith Morse, PE  
Project Manager/Engineer



# VACATION APPLICATION

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

FILE NO.: <u>VAC-24-01</u>
Date Application Received: <u>4-15-24</u> Fee Paid: <u>980.<sup>00</sup></u>
Processed by: _____

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name:

J-U-B Engineers, Inc. - Keith Morse, PE

Applicant Address: 2760 W Excursion Lane, Ste 400 Meridian, ID Zip: 83642

Phone: (208) 376-7330 Email: kmorse@jub.com

Owner Name: Baron Properties, LLC

Owner Address: 1401 17th Street, Ste 700 Denver, CO Zip: 80202

Phone: (720) 488-2008 Email: kmorse@jub.com

Representative (e.g., architect, engineer, developer):

Contact: Keith H. Morse, PE Firm Name: J-U-B Engineers, Inc.

Address: 2760 W. Excursion Ln., Ste 400, Meridian, Idaho Zip: 83642

Phone: 208-376-7330 Email: kmorse@jub.com

### Property Information:

Site Location:

680 S Calhoun Place, Southwest of Highway 16 and State Street, Star, ID

Parcel Number(s):

S0416131500

Approved Zoning Designation: Rural Transitional (RT)

### Application Requirements:

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

Applicant	Description	Staff
(v)		(v)
N/A <small>Per Barbara Norgrove</small>	Pre-application meeting with the Planning Department required prior to submittal.	<input checked="" type="checkbox"/>
X	Completed and signed Vacation Application	<input checked="" type="checkbox"/>
X	Fee	<input checked="" type="checkbox"/>

X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	
X	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> <li>• Particular circumstances regarding the request to vacate</li> <li>• Names of the persons affected by the proposed vacation</li> </ul>	

X	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
X	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> <li>• Submit two (2) paper and one (1) electronic copy</li> </ul>	
X	Copy of recorded deed.	
X	Electronic copy of vicinity map showing the location of subject property	
X	Electronic copy of site plan or plat showing the proposed vacation	
X	Submit <b>recorded</b> copy of Survey 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.*

  
 \_\_\_\_\_  
 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.

AGREEMENT FOR PERMANENT EASEMENT

This easement agreement between Star Crest Apts LLC, a Colorado limited liability company hereinafter referred to as "GRANTOR," and the Star Sewer and Water District, a sewer and water district in the County of Ada, State of Idaho, P.O. Box 400, Star, Idaho, hereafter referred to as the "DISTRICT," state:

WHEREAS: The GRANTOR is the record owner of the following described real estate in Ada County, State of Idaho.

**See Exhibit "A"**

And has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and for good and valuable consideration by the DISTRICT to the GRANTOR, the receipt of all of which hereby is acknowledged by the GRANTOR, they agree as follows:

The GRANTOR does hereby grant, assign and convey to the DISTRICT:

**A permanent easement as described in Exhibit "C"**

1. The GRANTOR by these presents does grant, bargain and convey unto the DISTRICT and its successors and assigns, a permanent easement over and across the following described property to construct or reconstruct, maintain, inspect, operate, protect, repair, replace, alter or move pipelines and appurtenant structures on said permanent easement.
2. The GRANTOR herein agrees not to build, create or construct, or permit to be built, created or constructed, any obstruction, building or other structures over or that would interfere with said pipelines, or DISTRICT's rights hereunder.
3. The DISTRICT (through its proper officers, agents or employees) shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the DISTRICT's use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.
  - a. The DISTRICT agrees to restore, to their pre-entry condition, areas within the easement that are damaged during maintenance/repair of sewer facilities.
  - b. The DISTRICT agrees to replace and/or repair any fences removed or damaged during sewer facility maintenance/repair.
4. The DISTRICT hereby agrees to hold and save the GRANTOR harmless from any and all claims of third parties arising from DISTRICT's use of the rights herein granted.
5. The easement described above shall continue for a period of perpetuity.



- 6. With respect to connection and usage of improvements:
  - a. The GRANTOR agrees that where GRANTOR connects to said DISTRICT's facilities, that said connections will be made in accordance with DISTRICT standards and shall be inspected and approved by the DISTRICT's Engineer prior to completing the construction.
  - b. The GRANTOR agrees to pay for at the time of connection, at his sole expense, the cost of any such connections made to the DISTRICT's facilities and to pay appropriate standard service availability fees and service fees for said connections required by the DISTRICT for permitting and usage of the DISTRICT's facilities.
  - c. The GRANTOR agrees to hold and save the DISTRICT harmless from any and all damages, claims or losses arising out of the GRANTOR's connection to and use of the DISTRICT's improvements constructed in said permanent easements.
  
- 7. The DISTRICT shall restore the surface to the same condition as it was prior to completion of laying, constructing, repairing, replacing, substituting, and/or removing pipelines in said permanent easement. The DISTRICT will not be responsible for repairing, replacing, or restoring any permanent structures, trees or bushes placed within the area described in this easement.

In witness whereof the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Grantors

DISTRICT

[Handwritten Signature]

\_\_\_\_\_

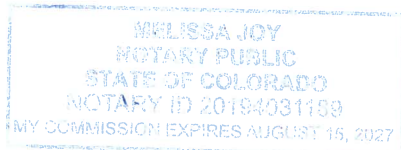
State of Colorado)

) SS

County of Denver)

On this 5 day of March, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Jeffrey Biggs, known or identified to me to be the authorized signatory of the Star Crest Apts LLC, a Colorado limited liability company that executed the within and foregoing instrument on behalf of said Star Crest Apts LLC, a Colorado limited liability company and acknowledged to me that such Star Crest Apts LLC, a Colorado limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal.



[Handwritten Signature]  
Notary Public for Colorado

My Commission Expires: August 15, 2027

- 6. With respect to connection and usage of improvements:
  - a. The GRANTOR agrees that where GRANTOR connects to said DISTRICT's facilities, that said connections will be made in accordance with DISTRICT standards and shall be inspected and approved by the DISTRICT's Engineer prior to completing the construction.
  - b. The GRANTOR agrees to pay for at the time of connection, at his sole expense, the cost of any such connections made to the DISTRICT's facilities and to pay appropriate standard service availability fees and service fees for said connections required by the DISTRICT for permitting and usage of the DISTRICT's facilities.
  - c. The GRANTOR agrees to hold and save the DISTRICT harmless from any and all damages, claims or losses arising out of the GRANTOR's connection to and use of the DISTRICT's improvements constructed in said permanent easements.
  
- 7. The DISTRICT shall restore the surface to the same condition as it was prior to completion of laying, constructing, repairing, replacing, substituting, and/or removing pipelines in said permanent easement. The DISTRICT will not be responsible for repairing, replacing, or restoring any permanent structures, trees or bushes placed within the area described in this easement.

In witness whereof the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Grantors

DISTRICT

\_\_\_\_\_

*Matthew Riggs*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

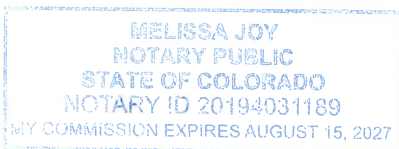
State of Colorado)

) SS

County of Denver)

On this 5 day of March, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Matthew Riggs, known or identified to me to be the authorized signatory of the Star Crest Apts LLC, a Colorado limited liability company that executed the within and foregoing instrument on behalf of said Star Crest Apts LLC, a Colorado limited liability company and acknowledged to me that such Star Crest Apts LLC, a Colorado limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal.



*M. Joy*

\_\_\_\_\_  
 Notary Public for Colorado  
 My Commission Expires: August 15, 2027

State of Idaho)  
                                  )  
County of Ada)           SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ the  
undersigned, a Notary Public in and for the State of Idaho, personally appeared  
\_\_\_\_\_, \_\_\_\_\_.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission # \_\_\_\_\_



IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

**Crystal Springs – Star Crest  
SSWD Replacement Easement  
Boundary Description**

*Project Number 21-394 February 6, 2024*

An easement situated in Parcel B of Record of Survey 10793, records of Ada County, Idaho, in the southwest quarter of the northeast quarter Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, and being more particularly described as follows:

Commencing at the north quarter-section corner of Section 16, Township 4 North, Range 1 West, Boise Meridian, which bears N00°46'55"E, 5263.37 feet from the south quarter-section corner of Section 16;

Thence S00°46'55"W, 1474.52 feet along the north-south centerline of Section 16 to the POINT OF BEGINNING:

Thence S88°17'55"E, 50.34 feet;

Thence N00°55'57"E, 41.11 feet to the cul-de-sac right-of-way line of S. Calhoun Place and the boundary of Parcel B;

Thence 36.46 feet on a non-tangent curve to the left, having a radius of 63.00 feet, a central angle of 33°09'24", a chord bearing of N21°00'43"E, and a chord length of 35.95 feet, along the cul-de-sac right-of-way line of S. Calhoun Place and the boundary of Parcel B;

Thence on a non-tangent line S89°12'20"E, 13.30 feet;

Thence S60°08'42"E, 69.97 feet;

Thence N29°51'18"E, 44.49 feet to the north boundary of Parcel B;

Thence S89°13'05"E, 22.88 feet along the north boundary of Parcel B;

Thence S29°51'18"W, 55.61 feet;

Thence S60°08'42"E, 27.30 feet;

Thence S16°19'13"W, 20.57 feet across the easement to the interior;

Thence N60°08'42"W, 117.49 feet;

Thence S00°55'57"W, 55.44 feet;

Thence S88°17'55"E, 102.85 feet;





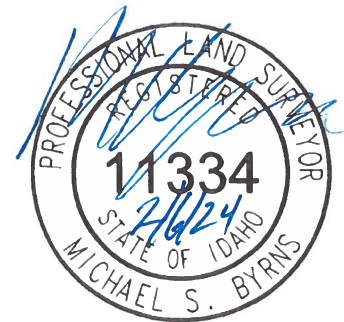
IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

- Thence N16°19'13"E, 20.57 feet back across the easement to the exterior;
- Thence N29°32'39"E, 14.61 feet;
- Thence S60°08'42"E, 20.00 feet;
- Thence S29°32'39"W, 14.61 feet;
- Thence S60°08'42"E, 20.79 feet;
- Thence S89°13'05"E, 171.81 feet;
- Thence S37°09'43"W, 28.75 feet across the easement to the interior;
- Thence N88°23'18"W, 303.83 feet;
- Thence S00°55'57"W, 93.36 feet;
- Thence S89°04'03"E, 38.35 feet;
- Thence S00°55'57"W, 20.00 feet;
- Thence N89°04'03"W, 38.35 feet;
- Thence S00°55'57"W, 19.85 feet;
- Thence S89°04'03"E, 10.33 feet;
- Thence S00°55'57"W, 20.00 feet;
- Thence N89°04'03"W, 10.33 feet;
- Thence S00°55'57"W, 139.81 feet;
- Thence S89°04'03"E, 46.54 feet;
- Thence S00°55'57"W, 20.00 feet;
- Thence N89°04'03"W, 46.54 feet;
- Thence S00°55'57"W, 58.20 feet;
- Thence S59°11'33"E, 283.07 feet;
- Thence N07°40'46"E, 69.99 feet;
- Thence N82°19'14"W, 16.70 feet;
- Thence N07°40'46"E, 20.00 feet;
- Thence S82°19'14"E, 16.70 feet;
- Thence N07°40'46"E, 42.81 feet;





IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

- Thence N82°19'14"W, 5.14 feet;
- Thence N07°40'46"E, 20.00 feet;
- Thence S82°19'14"E, 5.29 feet;
- Thence N11°47'01"E, 255.24 feet;
- Thence N78°12'59"W, 12.04 feet;
- Thence N11°47'01"E, 20.00 feet;
- Thence S78°12'59"E, 12.04 feet;
- Thence N11°47'01"E, 61.38 feet;
- Thence N40°23'51"W, 35.01 feet;
- Thence N37°09'43"E, 28.75 feet back across the easement to the exterior;
- Thence N00°54'08"E, 17.57 feet;
- Thence S89°05'52"E, 20.00 feet;
- Thence S00°54'08"W, 17.38 feet;
- Thence S89°05'52"E, 4.38 feet;
- Thence S00°54'08"W, 52.63 feet;
- Thence S89°05'52"E, 26.94 feet;
- Thence S00°54'08"W, 16.62 feet;
- Thence S83°33'09"E, 36.63 feet to the west right-of-way line of State Highway 16 and the boundary of Parcel B;
- Thence S11°47'16"W, 24.86 feet along the west right-of-way line of State Highway 16 and the boundary of Parcel B;
- Thence N83°34'06"W, 53.98 feet;
- Thence S00°54'08"W, 12.96 feet;
- Thence N89°05'52"W, 13.52 feet;
- Thence S11°47'01"W, 285.61 feet;
- Thence S07°40'46"W, 552.79 feet;
- Thence N80°35'57"W, 20.01 feet across the easement to the interior;





IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

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

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

- Thence N07°40'46"E, 32.60 feet;
- Thence N82°19'14"W, 5.77 feet;
- Thence N07°40'46"E, 20.00 feet;
- Thence S82°19'14"E, 5.77 feet;
- Thence N07°40'46"E, 262.67 feet;
- Thence N82°19'14"W, 37.70 feet;
- Thence N07°40'46"E, 20.00 feet;
- Thence S82°19'14"E, 37.70 feet;
- Thence N07°40'46"E, 43.06 feet;
- Thence N59°17'23"W, 279.56 feet;
- Thence S00°55'57"W, 125.32 feet;
- Thence S89°04'03"E, 14.07 feet;
- Thence S00°55'57"W, 20.00 feet;
- Thence N89°04'03"W, 14.07 feet;
- Thence S00°55'57"W, 59.69 feet;
- Thence S89°04'03"E, 71.28 feet;
- Thence S00°55'57"W, 20.00 feet;
- Thence N89°04'03"W, 71.28 feet;
- Thence S00°55'57"W, 281.50 feet;
- Thence N46°03'40"E, 3.84 feet;
- Thence S43°56'20"E, 20.00 feet;
- Thence S46°03'40"W, 11.33 feet;
- Thence S43°56'20"E, 8.24 feet;
- Thence S89°04'03"E, 166.31 feet;
- Thence N45°55'57"E, 24.43 feet;
- Thence S80°35'57"E, 20.01 feet back across the easement to the exterior;





IDAHO  
SURVEY  
GROUP

Section 4, Item E.

9955 W Emerald St  
Boise, ID 83704

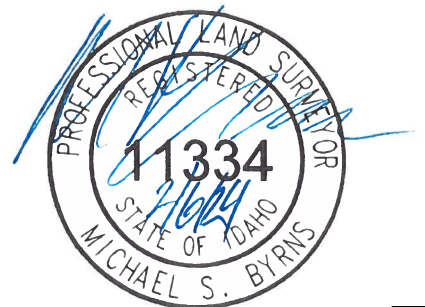
Phone: (208) 846-8570  
Fax: (208) 884-5399

*Crystal Springs -Star Crest SSWD Replacement Easement continued...*

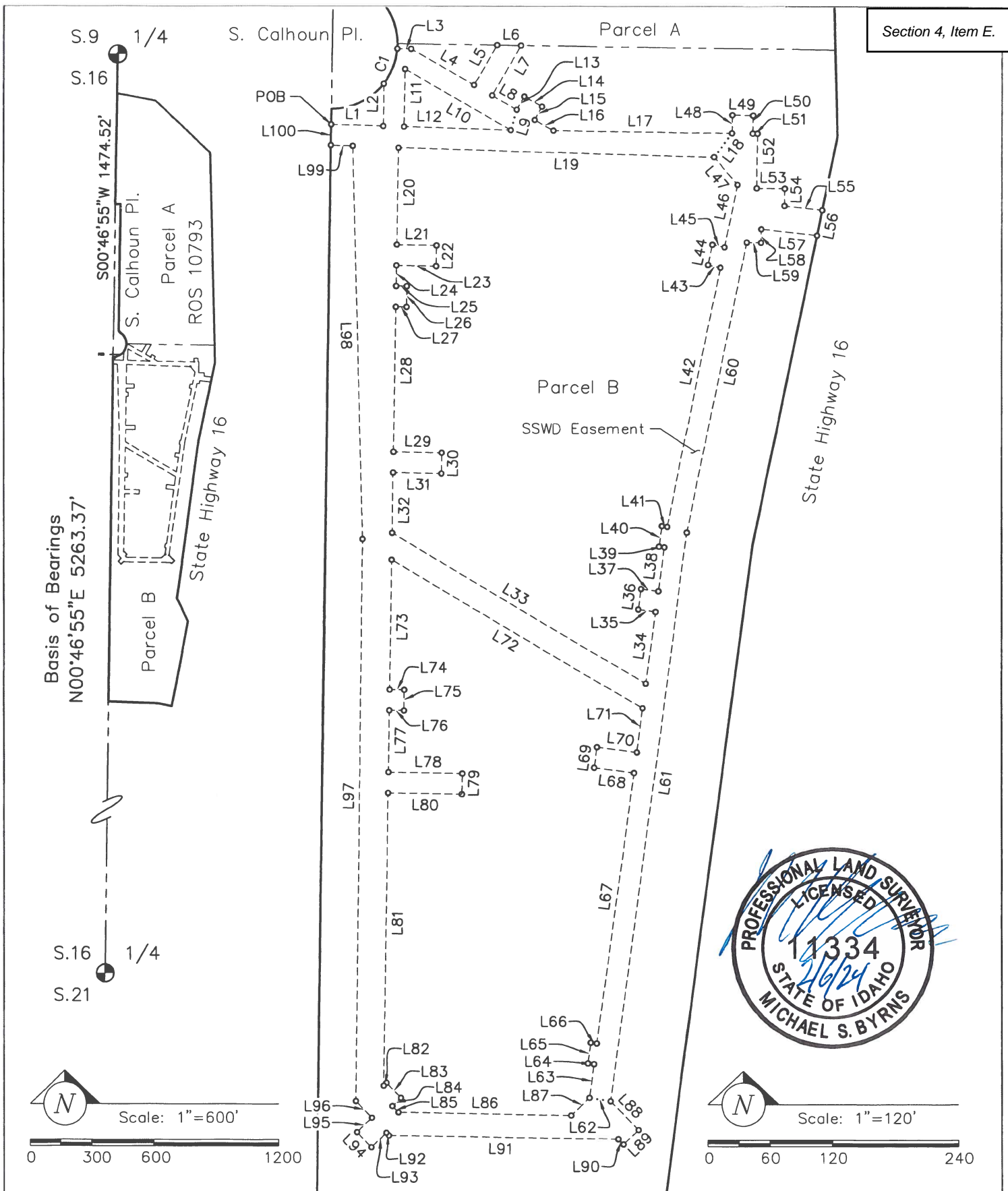
- Thence S44°04'03"E, 38.25 feet;
- Thence S45°55'57"W, 20.00 feet;
- Thence N44°04'03"W, 6.97 feet;
- Thence N89°11'27"W, 220.08 feet;
- Thence N43°56'20"W, 3.58 feet;
- Thence S46°03'40"W, 20.00 feet;
- Thence N43°56'20"W, 20.00 feet;
- Thence N46°03'40"E, 20.02 feet;
- Thence N44°00'15"W, 22.35 feet;
- Thence N00°44'47"E, 541.26 feet;
- Thence N01°26'25"W, 378.93 feet;
- Thence N88°17'55"W, 21.31 feet to the north-south centerline of Section 16 and boundary of Parcel B;
- Thence N00°46'55"E, 20.00 feet along the north-south centerline of Section 16 and boundary of Parcel B to the POINT OF BEGINNING.

The above-described easement contains 1.88 acres, more or less.

Prepared from information of record: ROS No. 10793 and construction plans by JUB Engineers.







P:\Crystal Springs Star Crest 21-394\dwg\2023-02-13 SSWD Easement\SSWD Easement - To Miss Bldg.dwg 2/6/2024 4:48:22 PM

**IDAHO SURVEY GROUP, LLC**

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

Exhibit Drawing for  
**Crystal Springs - Star Crest  
SSWD Replacement Easement**

Situated in the SW1/4 of the NE1/4 of Section 16,  
T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-394
Sheet No. 1
Dwg. Date 2/6/24

Line Table		
Line	Bearing	Length
L1	S88°17'55"E	50.34'
L2	N00°55'57"E	41.11'
L3	S89°12'20"E	13.30'
L4	S60°08'42"E	69.97'
L5	N29°51'18"E	44.49'
L6	S89°13'05"E	22.88'
L7	S29°51'18"W	55.61'
L8	S60°08'42"E	27.30'
L9	S16°19'13"W	20.57'
L10	N60°08'42"W	117.49'
L11	S00°55'57"W	55.44'
L12	S88°17'55"E	102.85'
L13	N29°32'39"E	14.61'
L14	S60°08'42"E	20.00'
L15	S29°32'39"W	14.61'
L16	S60°08'42"E	20.79'
L17	S89°13'05"E	171.81'
L18	S37°09'43"W	28.75'
L19	N88°23'18"W	303.83'
L20	S00°55'57"W	93.36'
L21	S89°04'03"E	38.35'
L22	S00°55'57"W	20.00'
L23	N89°04'03"W	38.35'
L24	S00°55'57"W	19.85'
L25	S89°04'03"E	10.33'
L26	S00°55'57"W	20.00'
L27	N89°04'03"W	10.33'
L28	S00°55'57"W	139.81'
L29	S89°04'03"E	46.54'
L30	S00°55'57"W	20.00'
L31	N89°04'03"W	46.54'
L32	S00°55'57"W	58.20'
L33	S59°11'33"E	283.07'
L34	N07°40'46"E	69.99'
L35	N82°19'14"W	16.70'

Line Table		
Line	Bearing	Length
L36	N07°40'46"E	20.00'
L37	S82°19'14"E	16.70'
L38	N07°40'46"E	42.81'
L39	N82°19'14"W	5.14'
L40	N07°40'46"E	20.00'
L41	S82°19'14"E	5.29'
L42	N11°47'01"E	255.24'
L43	N78°12'59"W	12.04'
L44	N11°47'01"E	20.00'
L45	S78°12'59"E	12.04'
L46	N11°47'01"E	61.38'
L47	N40°23'51"W	35.01'
L48	N00°54'08"E	17.57'
L49	S89°05'52"E	20.00'
L50	S00°54'08"W	17.38'
L51	S89°05'52"E	4.38'
L52	S00°54'08"W	52.63'
L53	S89°05'52"E	26.94'
L54	S00°54'08"W	16.62'
L55	S83°33'09"E	36.63'
L56	S11°47'16"W	24.86'
L57	N83°34'06"W	53.98'
L58	S00°54'08"W	12.96'
L59	N89°05'52"W	13.52'
L60	S11°47'01"W	285.61'
L61	S07°40'46"W	552.79'
L62	N80°35'57"W	20.01'
L63	N07°40'46"E	32.60'
L64	N82°19'14"W	5.77'
L65	N07°40'46"E	20.00'
L66	S82°19'14"E	5.77'
L67	N07°40'46"E	262.67'
L68	N82°19'14"W	37.70'
L69	N07°40'46"E	20.00'
L70	S82°19'14"E	37.70'

Line Table		
Line	Bearing	Length
L71	N07°40'46"E	43.06'
L72	N59°17'23"W	279.56'
L73	S00°55'57"W	125.32'
L74	S89°04'03"E	14.07'
L75	S00°55'57"W	20.00'
L76	N89°04'03"W	14.07'
L77	S00°55'57"W	59.69'
L78	S89°04'03"E	71.28'
L79	S00°55'57"W	20.00'
L80	N89°04'03"W	71.28'
L81	S00°55'57"W	281.50'
L82	N46°03'40"E	3.84'
L83	S43°56'20"E	20.00'
L84	S46°03'40"W	11.33'
L85	S43°56'20"E	8.24'
L86	S89°04'03"E	166.31'
L87	N45°55'57"E	24.43'
L88	S44°04'03"E	38.25'
L89	S45°55'57"W	20.00'
L90	N44°04'03"W	6.97'
L91	N89°11'27"W	220.08'
L92	N43°56'20"W	3.58'
L93	S46°03'40"W	20.00'
L94	N43°56'20"W	20.00'
L95	N46°03'40"E	20.02'
L96	N44°00'15"W	22.35'
L97	N00°44'47"E	541.26'
L98	N01°26'25"W	378.93'
L99	N88°17'55"W	21.31'
L100	N00°46'55"E	20.00'



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	36.46'	63.00'	33°09'24"	N21°00'43"E	35.95'

P:\Crystal Springs Star Crest 21-394\dwg\2023-02-13 SSWD Easement\SSWD Easement To Miss Bldg.dwg 2/6/2024 4:48:39 PM

**IDAHO SURVEY GROUP, LLC**  
 9955 W EMERALD ST  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**Crystal Springs – Star Crest SSWD Replacement Easement**  
 Situated in the SW1/4 of the NE1/4 of Section 16,  
 T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No.  
21-394  
 Sheet No.  
**2**  
 Dwg. Date  
2/6/24

# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on May 7, 2024 at Star City Hall, 10769 W. State Street, at 7:00 pm, or as soon thereafter as the matter may be heard. Please see City Website [www.staridaho.org](http://www.staridaho.org) or contact us for Virtual Public Hearing Instructions.

**Application:** Request from the City of Star to update and amend portions of their Municipal Code, including the current Unified Development Code, Title 8, Chapters 1 through 8, and Titles 1 through 7 and Title 10.

**Applicant:** City of Star

**Action:** The following Sections of the Unified Development Code will be reviewed for amendment:

CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS;

The following Sections of Titles 1 through 7 and Title 10 will be reviewed for amendment:

UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL.

**Information/Comments:** A complete copy of the Ordinance Amendment is available at City Hall for public review or may be reviewed at [staridaho.org/udcupdate](http://staridaho.org/udcupdate). The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2:00 pm on May 2, 2024.

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

Jacob M. Qualls  
City Clerk



**CITY OF STAR**  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** **MAY 7, 2024 PUBLIC HEARING**

**RE:** Municipal Code Text Amendment



**APPLICANT**

City of Star

**REQUEST**

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

**APPLICATION REQUIREMENTS, NOTICING & MEETINGS**

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

**ZONING ORDINANCE STANDARDS**

**1-1-3: Amendments**

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

**8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:**

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

**STAFF REVIEW FOR COUNCIL**

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



**Staff has provided Council with the following information:**

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

**HIGHLIGHTED AREAS OF THE PROPOSED CODE**  
**AMENDMENTS**

**TITLE 8**  
**UNIFIED DEVELOPMENT CODE**

**CHAPTER 1**

**ADMINISTRATION**

**ARTICLE A. APPLICATION PROCESSING**

**8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:**

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next ~~public hearing city council meeting~~ date, following ~~any pertinent the notice requirements~~ provided by ~~sub~~section 8-1A-6~~E~~.

**8-1A-6: PUBLIC HEARING PROCESS:**

A. The following applications require public hearings: Annexation and zoning, ~~deannexation~~, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~vacations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. ~~Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.~~

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. ~~The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.~~

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than ~~twelve three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

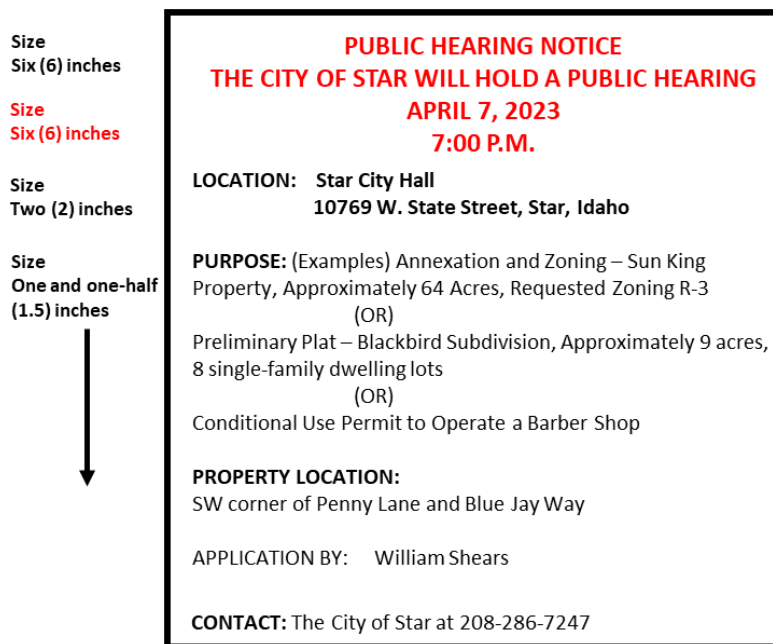
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)  
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing



for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

**8-1A-8: INDEFINITE DEFERRAL PROCESS:**

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

**ARTICLE B**

**APPLICATION CRITERIA**

**8-1B-1: ANNEXATION, DEANNEXATION, AND ZONING; REZONE:**

**8-1B-8: VACATION OF PLATS:**

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.
2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted

until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

#### **8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:**

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, ~~not to exceed one (1) year~~.

**8-1B-4: CONDITIONAL USES:**

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

**8-1B-7: ADMINISTRATIVE DESIGN REVIEW:**

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

**8-1B-8: VACATIONS OF PLATS:**

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

**ARTICLE C. SURETY AGREEMENTS**

**8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A-all work shall be completed and surety release requested within one (1) year of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

## ARTICLE D

### IMPLEMENTATION PROVISIONS

#### 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

## ARTICLE E

### DEFINITIONS

#### 8-1E-1: TERMS DEFINED:

**ACCESSORY STRUCTURE:** A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

**BUILD TO RENT COMMUNITY (BTR):** Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

**COMMON DRIVE:** Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

**EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~.** PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

## CHAPTER 3

### ZONING DISTRICT STANDARDS

#### ARTICLE A

##### DISTRICTS ESTABLISHED

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

<b><u>ZONING DISTRICT USES</u></b>												
<b>USES</b>	<b>A</b>	<b>RR</b>	<b>R</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>LO</b>	<b>LI</b>	<b>PS</b>	<b>MU</b>	<b>RC</b>	
Church or place of religious worship	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	C	<del>N</del> <u>C</u>	C	C	C	N	<del>C</del>	C	N	
Convenience store	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	N	C	C	
Event/ <del>Entertainment Center Facility</del> , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
<del>Fireworks Stands</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>P</del>	<del>N</del>	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	<del>P</del> <u>C</u>	C	P	N	C	N	
<del>Institution</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	
<del>Lagoon</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>N</del>	
<del>Multiple Use Building</del> <u>1</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>C</del>	<del>C</del>	
Shopping <u>or Commercial</u> center	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	N	N	N	C	N	

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front <sup>(1)</sup></b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
CBD	35' / <u>60'</u> <sup>5</sup>	0'	0'	0' <sup>4</sup>	0'
C-1	35'	20'	5'	0' <sup>4</sup>	20'
C-2	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
LO	35'	20'	10'	0' <sup>4</sup>	20'
IL	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
MU	35' / <u>60'</u> <sup>5</sup>	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			



## Notes:

2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~H LI~~, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

## Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

## ARTICLE B

## ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

## 8-3B-3: RESIDENTIAL DISTRICTS:

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



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

between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
  - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
  - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
  - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
  - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

## ARTICLE C

### ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access

points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

F. Site Improvements:

3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations.

Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

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

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

- D. Big ~~B~~box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**ARTICLE E**

**ADDITIONAL MIXED-USE DISTRICT STANDARDS**

**8-3E-1: MU MIXED USE DISTRICT:**

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- L. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**CHAPTER 4**

**ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS**

**ARTICLE A. PERFORMANCE STANDARDS**

- 8-4A-1: PURPOSE:**
- 8-4A-2: APPLICABILITY:**
- 8-4A-3: ACCESSORY STRUCTURES:**
- 8-4A-4: ADDRESS NUMBERING:**
- 8-4A-5: BIKEWAYS:**
- 8-4A-6: BUILDING PERMITS:**
- 8-4A-6-7: CLEAR VISION TRIANGLE:**

**8-4A-7 8: OBJECTIONAL CONDITIONS:****8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

**8-4A-6: BUILDING PERMITS:** Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

**8-4A-1011: FENCES:**

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

**8-4A-1112: GRADING:**

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

**8-4A-1718: SIDEWALKS AND PARKWAYS:**

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS <sup>1</sup>	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum <del>6</del> 8 Foot ( <del>6</del> 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

**8-4A-1819: TRAVELING SLEEPING QUARTERS:**

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

**8-4A-20 21: MAILBOXES:**

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

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

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.



## ARTICLE C

### TEMPORARY USE REQUIREMENTS

#### **8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

#### **8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

## ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

### **8-4E-2: STANDARDS:**

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

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

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

## Chapter 5

### SPECIFIC USE STANDARDS

**8-5-15: EVENTS/ENTERTAINMENT FACILITY:**

**8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:**

**8-5-23: MULTIPLE USE BUILDING:**

**8-5-13: DRIVE-THROUGH ESTABLISHMENT:**

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

**8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:**

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

### **8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

#### A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
  - a. Temporary street signage;
  - b. Temporary streetlights;
  - c. Street addressing for emergency services and building inspections;
  - d. Temporary fire flows;
  - e. Snow removal plan.
  - f. Star Fire District Approval

### **8-5-23: MULTIPLE USE BUILDING:**

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

#### A. General Standards:

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

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

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

#### **8-5-~~2729~~: SECONDARY DWELLING UNIT:**

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

#### **8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

## **CHAPTER 6**

### **SUBDIVISION REGULATIONS**

#### **ARTICLE A. SUBDIVISION PURPOSE AND PROCESS**

##### **8-6A-3: PRELIMINARY PLAT PROCESS:**

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

**8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:**

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

**8-6A-8: TERM OF APPROVALS:**

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

**ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS****8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~EHD4~~ approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

## CHAPTER 8

### DESIGN AND DEVELOPMENT STANDARDS

#### ARTICLE A. SIGN STANDARDS

##### 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

## HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

### STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

#### TITLE 3 HEALTH AND SANITATION

##### 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

##### 3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property<sup>1</sup>.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

## TITLE 4 PUBLIC SAFETY

### 4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

### 4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for



allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
  - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
  - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
  - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
  - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
  - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
  - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
  - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
  - c. An animal attacks other animals;
  - d. An animal trespasses upon public or private property in such a manner as to damage the property;
  - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
  - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
  1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
  2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
  3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

#### **4-4-4: Maintenance Of Farm Animals Within City**

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
  - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
  - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
  - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
  - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
    1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
    2. Swine of any kind are not allowed in the Star city limits. and
    3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
    4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
    5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
    6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
    7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
    8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

#### 4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

#### **4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

#### **4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

**4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:**

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

**TITLE 5 MOTOR VEHICLE AND TRAFFIC****5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

**5-2-7: Extended Parking Prohibited**

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

## TITLE 7 BUILDING REGULATIONS

### **CHAPTER 1 BUILDING CODES AND REGULATIONS**

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

### **7-1-5: Building Codes Adopted; Regulations; Permits**

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
  - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
  - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
  - a. In each new attached enclosed garage.
  - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.



6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

### **7-1-6: National Electrical Code: Regulations; Permits**

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

### **7-1-8: International Fire Code**

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

### **7-1-89: Copies Of Adopted Codes On File**

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

**Shawn Nickel**

---

**From:** Becky McKay <Beckym@engsol.org>  
**Sent:** Thursday, April 25, 2024 11:03 AM  
**To:** Shawn Nickel  
**Subject:** RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7<sup>th</sup>.

Thank you for working with development sector on this code update.

Becky McKay, Partner  
Engineering Solutions LLP  
1029 N Rosario St. #100  
Meridian, ID 83642.  
208-938-0980



---

**From:** Shawn Nickel <snickel@staridaho.org>  
**Sent:** Wednesday, April 24, 2024 1:41 PM  
**To:** Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>  
**Subject:** RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 26, 2023 6:35:03 PM  
**Last Modified:** Thursday, October 26, 2023 6:39:18 PM  
**Time Spent:** 00:04:15  
**IP Address:** 75.174.107.208

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

---

# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 2:39:50 PM  
**Last Modified:** Friday, October 27, 2023 2:52:33 PM  
**Time Spent:** 00:12:42  
**IP Address:** 38.44.251.124

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:  
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

---

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 7:11:22 PM  
**Last Modified:** Friday, October 27, 2023 7:13:58 PM  
**Time Spent:** 00:02:36  
**IP Address:** 172.56.201.73

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

---

# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:06:07 AM  
**Last Modified:** Saturday, October 28, 2023 7:16:24 AM  
**Time Spent:** 00:10:17  
**IP Address:** 65.129.66.231

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

**GRAFFITI:** Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

**JUNK VEHICLE:** Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

**NUISANCE:** Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

**Abateable Nuisance:** Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

**General Nuisance:** Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

**NUISANCE MATERIALS:** Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.

authority.

**NUISANCE WEEDS:** Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

**4-1-2: RESPONSIBLE PARTY:**

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:38:06 AM  
**Last Modified:** Saturday, October 28, 2023 7:40:55 AM  
**Time Spent:** 00:02:48  
**IP Address:** 63.156.228.228

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

---

### Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

---

# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 2:08:38 PM  
**Last Modified:** Saturday, October 28, 2023 2:14:33 PM  
**Time Spent:** 00:05:55  
**IP Address:** 159.118.200.69

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

---

# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 3:00:07 PM  
**Last Modified:** Saturday, October 28, 2023 3:03:12 PM  
**Time Spent:** 00:03:05  
**IP Address:** 159.118.193.154

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

---

# #8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 4:20:49 PM  
**Last Modified:** Saturday, October 28, 2023 4:27:39 PM  
**Time Spent:** 00:06:50  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

---

# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 29, 2023 8:28:17 AM  
**Last Modified:** Sunday, October 29, 2023 8:30:32 AM  
**Time Spent:** 00:02:14  
**IP Address:** 66.62.151.221

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

---

### Q2

What changes to Star's zoning code would you like to suggest?

Same as above

---

# #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 30, 2023 10:00:41 AM  
**Last Modified:** Monday, October 30, 2023 10:04:16 AM  
**Time Spent:** 00:03:34  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:08:18 AM  
**Last Modified:** Tuesday, October 31, 2023 7:09:41 AM  
**Time Spent:** 00:01:22  
**IP Address:** 104.28.85.155

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

---

# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:11:22 PM  
**Last Modified:** Tuesday, October 31, 2023 12:12:34 PM  
**Time Spent:** 00:01:11  
**IP Address:** 65.158.153.210

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

---

### Q2

What changes to Star's zoning code would you like to suggest?

N/A

---



# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:30:30 PM  
**Last Modified:** Tuesday, October 31, 2023 12:32:30 PM  
**Time Spent:** 00:01:59  
**IP Address:** 67.41.44.210

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:11:18 PM  
**Last Modified:** Tuesday, October 31, 2023 1:23:38 PM  
**Time Spent:** 00:12:19  
**IP Address:** 204.229.1.125

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acreage.

---

# #15

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:31:37 PM  
**Last Modified:** Tuesday, October 31, 2023 1:35:28 PM  
**Time Spent:** 00:03:51  
**IP Address:** 38.44.249.241

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #16

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:37:21 PM  
**Last Modified:** Tuesday, October 31, 2023 1:38:18 PM  
**Time Spent:** 00:00:57  
**IP Address:** 38.44.249.85

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #17

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:50:57 PM  
**Last Modified:** Tuesday, October 31, 2023 1:52:26 PM  
**Time Spent:** 00:01:29  
**IP Address:** 204.229.1.125

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

---

# #18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:17:11 PM  
**Last Modified:** Tuesday, October 31, 2023 2:20:30 PM  
**Time Spent:** 00:03:18  
**IP Address:** 174.230.194.27

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

---

# #19

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:44:36 PM  
**Time Spent:** 00:00:31  
**IP Address:** 69.92.71.29

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #20

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:46:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:49:19 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.117.63.76

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---



# #21

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:35 PM  
**Last Modified:** Tuesday, October 31, 2023 3:07:01 PM  
**Time Spent:** 00:22:25  
**IP Address:** 69.9.58.192

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example ..... we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home .... That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

### Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration .... CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

# #22

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:14:44 PM  
**Last Modified:** Tuesday, October 31, 2023 3:16:14 PM  
**Time Spent:** 00:01:30  
**IP Address:** 69.9.58.192

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage .... Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #23

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 3:28:15 PM  
**Time Spent:** 00:06:44  
**IP Address:** 174.27.193.40

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

[https://meridiancity.org/media/xayf1z2x/mobile\\_sales\\_unit\\_brochure.pdf](https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf)

2) No HOA can restrict amount of chickens or livestock

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #24

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:43:21 PM  
**Last Modified:** Tuesday, October 31, 2023 3:53:16 PM  
**Time Spent:** 00:09:55  
**IP Address:** 173.47.19.251

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

---

# #25

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:09:39 PM  
**Last Modified:** Tuesday, October 31, 2023 4:15:04 PM  
**Time Spent:** 00:05:25  
**IP Address:** 166.205.132.64

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

---

# #26

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:24:00 PM  
**Last Modified:** Tuesday, October 31, 2023 4:26:49 PM  
**Time Spent:** 00:02:48  
**IP Address:** 174.247.155.218

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #27

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:33:31 PM  
**Last Modified:** Tuesday, October 31, 2023 5:34:45 PM  
**Time Spent:** 00:01:13  
**IP Address:** 24.117.229.82

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

# #28

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:37:29 PM  
**Last Modified:** Tuesday, October 31, 2023 5:41:10 PM  
**Time Spent:** 00:03:40  
**IP Address:** 174.230.196.44

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
  - I'd suggest no more than 10 hens
  - No roosters
  - Must be confined to your property
  - Like having dogs, you are responsible for keeping the coop clean
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- See above
  - I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!
-



# #29

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:48:01 PM  
**Last Modified:** Tuesday, October 31, 2023 6:50:55 PM  
**Time Spent:** 00:02:53  
**IP Address:** 67.60.113.35

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

---

### Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

---

# #30

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:54:59 PM  
**Last Modified:** Tuesday, October 31, 2023 6:57:28 PM  
**Time Spent:** 00:02:29  
**IP Address:** 69.92.70.6

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

---

# #31

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 7:22:03 PM  
**Time Spent:** 00:00:32  
**IP Address:** 172.58.144.13

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

---

# #32

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:13:52 PM  
**Last Modified:** Wednesday, November 01, 2023 7:04:27 AM  
**Time Spent:** 13:50:35  
**IP Address:** 69.92.172.8

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

---

# #33

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 7:06:58 AM  
**Last Modified:** Wednesday, November 01, 2023 7:10:12 AM  
**Time Spent:** 00:03:14  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

---

# #34

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:07:00 AM  
**Last Modified:** Wednesday, November 01, 2023 10:09:11 AM  
**Time Spent:** 00:02:11  
**IP Address:** 69.92.70.250

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#35

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:13:20 AM  
**Last Modified:** Wednesday, November 01, 2023 10:16:30 AM  
**Time Spent:** 00:03:10  
**IP Address:** 174.204.0.159

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

---

# #36

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 11:54:18 AM  
**Last Modified:** Wednesday, November 01, 2023 11:55:05 AM  
**Time Spent:** 00:00:46  
**IP Address:** 184.99.103.189

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

---



# #37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 3:52:52 PM  
**Last Modified:** Wednesday, November 01, 2023 3:55:36 PM  
**Time Spent:** 00:02:43  
**IP Address:** 174.247.148.79

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #38

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 8:18:38 AM  
**Last Modified:** Thursday, November 02, 2023 8:22:41 AM  
**Time Spent:** 00:04:02  
**IP Address:** 173.207.90.188

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#39

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 4:24:04 PM  
**Last Modified:** Thursday, November 02, 2023 4:24:40 PM  
**Time Spent:** 00:00:36  
**IP Address:** 24.119.100.191

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

---

# #40

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, November 06, 2023 8:29:02 PM  
**Last Modified:** Monday, November 06, 2023 8:35:17 PM  
**Time Spent:** 00:06:15  
**IP Address:** 75.174.98.99

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #41

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 9:58:35 AM  
**Last Modified:** Tuesday, November 07, 2023 10:03:12 AM  
**Time Spent:** 00:04:37  
**IP Address:** 69.9.49.78

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #42

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 10:52:16 AM  
**Last Modified:** Tuesday, November 07, 2023 11:07:52 AM  
**Time Spent:** 00:15:36  
**IP Address:** 96.19.188.105

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.  
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

---

# #43

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 5:23:18 PM  
**Last Modified:** Tuesday, November 07, 2023 5:24:25 PM  
**Time Spent:** 00:01:06  
**IP Address:** 75.174.114.64

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

---

## Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

---

# #44

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 11:06:29 AM  
**Last Modified:** Wednesday, November 08, 2023 11:07:50 AM  
**Time Spent:** 00:01:21  
**IP Address:** 38.44.250.214

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #45

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 5:13:23 PM  
**Last Modified:** Wednesday, November 08, 2023 5:16:43 PM  
**Time Spent:** 00:03:19  
**IP Address:** 75.174.172.111

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

---

### Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

---

# #46

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 2:05:24 PM  
**Last Modified:** Thursday, November 09, 2023 2:10:10 PM  
**Time Spent:** 00:04:45  
**IP Address:** 69.92.69.184

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings )

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

---

# #47

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 7:29:24 PM  
**Last Modified:** Thursday, November 09, 2023 7:56:51 PM  
**Time Spent:** 00:27:26  
**IP Address:** 75.174.120.112

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

---

### Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

---

# #48

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:20:53 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:17 PM  
**Time Spent:** 00:05:23  
**IP Address:** 184.99.108.197

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

---

# #49

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:23:46 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:52 PM  
**Time Spent:** 00:03:06  
**IP Address:** 38.18.212.139

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #50

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:16:58 PM  
**Last Modified:** Thursday, November 09, 2023 9:20:40 PM  
**Time Spent:** 00:03:42  
**IP Address:** 184.99.104.172

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance ( setbacks ) between the new developments and the space between each house. Too many cookie cutter developments going in .

---

# #51

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:53:30 PM  
**Last Modified:** Thursday, November 09, 2023 10:01:17 PM  
**Time Spent:** 00:07:46  
**IP Address:** 96.19.21.253

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

---

# #52

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 10:32:48 PM  
**Last Modified:** Thursday, November 09, 2023 10:34:32 PM  
**Time Spent:** 00:01:44  
**IP Address:** 104.245.22.138

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

---



# #53

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:49:17 AM  
**Last Modified:** Friday, November 10, 2023 4:51:17 AM  
**Time Spent:** 00:01:59  
**IP Address:** 65.129.121.111

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #54

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 7:13:30 AM  
**Last Modified:** Friday, November 10, 2023 7:14:30 AM  
**Time Spent:** 00:01:00  
**IP Address:** 75.174.106.87

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

---

### Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

---

#55

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 6:53:02 AM  
**Last Modified:** Friday, November 10, 2023 7:55:00 AM  
**Time Spent:** 01:01:57  
**IP Address:** 142.0.220.227

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

---

### Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

# #56

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 11:15:56 AM  
**Last Modified:** Friday, November 10, 2023 11:36:55 AM  
**Time Spent:** 00:20:59  
**IP Address:** 174.27.68.103

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

---

# #57

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:11:29 PM  
**Last Modified:** Friday, November 10, 2023 12:20:46 PM  
**Time Spent:** 00:09:17  
**IP Address:** 173.207.126.32

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #58

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:21:42 PM  
**Last Modified:** Friday, November 10, 2023 12:24:15 PM  
**Time Spent:** 00:02:32  
**IP Address:** 174.27.69.9

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
  - Creating a Code of Ethics
  - Have Date on Public Hearing Signs large and bold for us to read
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects
  - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
  - Have a list of developments approved in the project
  - Make public records requests available online
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:20:00 PM  
**Last Modified:** Friday, November 10, 2023 12:27:08 PM  
**Time Spent:** 00:07:07  
**IP Address:** 216.21.25.198

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

---

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

---

# #60

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:26:51 PM  
**Last Modified:** Friday, November 10, 2023 12:33:45 PM  
**Time Spent:** 00:06:53  
**IP Address:** 173.207.23.223

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

---



# #61

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:39 PM  
**Last Modified:** Friday, November 10, 2023 12:35:30 PM  
**Time Spent:** 00:00:50  
**IP Address:** 159.118.200.104

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #62

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:04 PM  
**Last Modified:** Friday, November 10, 2023 12:35:36 PM  
**Time Spent:** 00:03:31  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
  - Create a Code of Ethics
  - Redo the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects.
  - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

# #63

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:17 PM  
**Last Modified:** Friday, November 10, 2023 12:36:02 PM  
**Time Spent:** 00:03:45  
**IP Address:** 52.8.21.134

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
-

#64

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:36:32 PM  
**Last Modified:** Friday, November 10, 2023 12:37:28 PM  
**Time Spent:** 00:00:55  
**IP Address:** 174.27.141.15

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

## Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #65

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:37 PM  
**Last Modified:** Friday, November 10, 2023 12:41:29 PM  
**Time Spent:** 00:06:51  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more multi-family apartments/townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

---

# #66

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:52:20 PM  
**Last Modified:** Friday, November 10, 2023 12:58:28 PM  
**Time Spent:** 00:06:08  
**IP Address:** 65.129.56.183

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

---

# #67

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:57:35 PM  
**Last Modified:** Friday, November 10, 2023 12:59:19 PM  
**Time Spent:** 00:01:43  
**IP Address:** 65.129.124.143

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

---



# #68

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:02:35 PM  
**Last Modified:** Friday, November 10, 2023 1:06:45 PM  
**Time Spent:** 00:04:09  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

---

## Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

---

# #69

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:10:12 PM  
**Last Modified:** Friday, November 10, 2023 1:10:29 PM  
**Time Spent:** 00:00:17  
**IP Address:** 75.174.170.159

## Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #70

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:01:55 PM  
**Last Modified:** Friday, November 10, 2023 1:10:55 PM  
**Time Spent:** 00:09:00  
**IP Address:** 65.129.63.51

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

### Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #71

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:31:43 PM  
**Last Modified:** Friday, November 10, 2023 1:37:02 PM  
**Time Spent:** 00:05:18  
**IP Address:** 38.18.212.45

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

---

#72

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:38:32 PM  
**Last Modified:** Friday, November 10, 2023 1:39:18 PM  
**Time Spent:** 00:00:45  
**IP Address:** 174.27.163.57

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more townhomes
- More diversified commercial

---

# #73

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:49:51 PM  
**Last Modified:** Friday, November 10, 2023 1:51:40 PM  
**Time Spent:** 00:01:48  
**IP Address:** 24.119.55.30

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

---

#74

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:56:59 PM  
**Last Modified:** Friday, November 10, 2023 1:58:06 PM  
**Time Spent:** 00:01:06  
**IP Address:** 142.0.221.12

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
  - More diversified commercial
-

# #75

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:05:26 PM  
**Last Modified:** Friday, November 10, 2023 2:09:03 PM  
**Time Spent:** 00:03:37  
**IP Address:** 173.239.254.189

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

---



# #76

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:10:19 PM  
**Last Modified:** Friday, November 10, 2023 2:12:24 PM  
**Time Spent:** 00:02:04  
**IP Address:** 104.28.111.208

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

---

### Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

---

#77

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:12:58 PM  
**Last Modified:** Friday, November 10, 2023 2:19:59 PM  
**Time Spent:** 00:07:01  
**IP Address:** 159.118.202.149

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

---

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

---

# #78

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:25:52 PM  
**Last Modified:** Friday, November 10, 2023 2:25:58 PM  
**Time Spent:** 00:00:06  
**IP Address:** 69.92.172.247

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #79

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:22:44 PM  
**Last Modified:** Friday, November 10, 2023 2:26:05 PM  
**Time Spent:** 00:03:20  
**IP Address:** 75.174.82.158

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

---

### Q2

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

---

# #80

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:34:31 PM  
**Last Modified:** Friday, November 10, 2023 2:36:19 PM  
**Time Spent:** 00:01:47  
**IP Address:** 173.207.183.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

---

# #81

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:01 PM  
**Last Modified:** Friday, November 10, 2023 2:46:36 PM  
**Time Spent:** 00:02:35  
**IP Address:** 38.44.249.206

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.  
Better roads that can handle the influx of traffic.

---

# #82

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:20 PM  
**Last Modified:** Friday, November 10, 2023 2:48:17 PM  
**Time Spent:** 00:03:57  
**IP Address:** 12.74.220.3

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.  
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

---

# #83

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:51:29 PM  
**Last Modified:** Friday, November 10, 2023 2:52:58 PM  
**Time Spent:** 00:01:29  
**IP Address:** 174.247.144.5

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

---

## Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

---



# #84

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:34 PM  
**Last Modified:** Friday, November 10, 2023 2:54:12 PM  
**Time Spent:** 00:03:37  
**IP Address:** 160.2.185.141

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Definately lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!  
why did you not give us more time?? I got this email at 2:30....can't read everything.

---

### Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

---

#85

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:21 PM  
**Last Modified:** Friday, November 10, 2023 3:01:48 PM  
**Time Spent:** 00:11:27  
**IP Address:** 65.129.69.90

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

\*Create a Code of Ethics

\*Higher level of transparency with meetings & votes

\*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

Q2

What changes to Star's zoning code would you like to suggest?

\*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

\*No more full rental communities (American Star)

\*Strictly limit or eliminate STRs such as Air BnB in residential communities

\*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

\*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

# #86

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:08:52 PM  
**Last Modified:** Friday, November 10, 2023 3:11:08 PM  
**Time Spent:** 00:02:15  
**IP Address:** 65.129.32.116

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Low Density Housing

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

---

# #87

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:10:35 PM  
**Last Modified:** Friday, November 10, 2023 3:12:45 PM  
**Time Spent:** 00:02:09  
**IP Address:** 174.230.193.47

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

---

#88

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:12:29 PM  
**Last Modified:** Friday, November 10, 2023 3:16:24 PM  
**Time Spent:** 00:03:55  
**IP Address:** 18.144.83.213

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

---

### Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

---

#89

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:20:25 PM  
**Last Modified:** Friday, November 10, 2023 3:23:04 PM  
**Time Spent:** 00:02:39  
**IP Address:** 67.61.253.249

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:

No more townhomes or apartments

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

---

#90

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:16 PM  
**Last Modified:** Friday, November 10, 2023 3:36:01 PM  
**Time Spent:** 00:02:45  
**IP Address:** 69.92.172.153

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

---

# #91

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:25:48 PM  
**Last Modified:** Friday, November 10, 2023 3:36:14 PM  
**Time Spent:** 00:10:25  
**IP Address:** 147.182.251.163

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

---

## Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

---



#92

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:06 PM  
**Last Modified:** Friday, November 10, 2023 3:49:56 PM  
**Time Spent:** 00:16:49  
**IP Address:** 98.97.41.10

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
  2. Establish longer time frame for public comment on all proposed development projects.
  3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
- 

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

---

# #93

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:49:15 PM  
**Last Modified:** Friday, November 10, 2023 3:54:32 PM  
**Time Spent:** 00:05:17  
**IP Address:** 63.227.246.106

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
  2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
  3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations
-

# #94

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:16:08 PM  
**Last Modified:** Friday, November 10, 2023 4:17:08 PM  
**Time Spent:** 00:01:00  
**IP Address:** 184.99.73.147

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #95

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:07:57 PM  
**Last Modified:** Friday, November 10, 2023 4:17:56 PM  
**Time Spent:** 00:09:59  
**IP Address:** 174.27.171.28

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

---

## Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

---

# #96

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:22:47 PM  
**Last Modified:** Friday, November 10, 2023 4:26:12 PM  
**Time Spent:** 00:03:25  
**IP Address:** 159.118.202.149

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

---

#97

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:36:39 PM  
**Last Modified:** Friday, November 10, 2023 4:50:51 PM  
**Time Spent:** 00:14:11  
**IP Address:** 174.27.68.103

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
  2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
- 

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
  2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
  3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
  4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.
  
  5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
  6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:05:25 PM  
**Last Modified:** Friday, November 10, 2023 8:06:41 PM  
**Time Spent:** 00:01:16  
**IP Address:** 216.21.27.76

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1  
No more storage units  
No more townhomes

---

#99

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:32:21 PM  
**Last Modified:** Friday, November 10, 2023 8:33:40 PM  
**Time Spent:** 00:01:18  
**IP Address:** 38.44.248.48

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

---



# #100

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 6:54:47 AM  
**Last Modified:** Saturday, November 11, 2023 6:56:46 AM  
**Time Spent:** 00:01:58  
**IP Address:** 98.97.117.177

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

---

## Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

---

# #101

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 7:28:27 AM  
**Last Modified:** Saturday, November 11, 2023 7:30:17 AM  
**Time Spent:** 00:01:50  
**IP Address:** 104.28.116.52

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

---

## Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

---

#102

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 1:19:32 PM  
**Last Modified:** Saturday, November 11, 2023 1:23:38 PM  
**Time Spent:** 00:04:06  
**IP Address:** 12.74.220.29

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

---

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

---

# #103

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, November 12, 2023 10:29:34 AM  
**Last Modified:** Sunday, November 12, 2023 10:38:12 AM  
**Time Spent:** 00:08:38  
**IP Address:** 152.37.202.174

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

---

## Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

---



**CITY OF STAR**  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** **MAY 7, 2024 PUBLIC HEARING**

**RE:** Municipal Code Text Amendment



**APPLICANT**

City of Star

**REQUEST**

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

**APPLICATION REQUIREMENTS, NOTICING & MEETINGS**

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

**ZONING ORDINANCE STANDARDS**

**1-1-3: Amendments**

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

**8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:**

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

**STAFF REVIEW FOR COUNCIL**

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



**Staff has provided Council with the following information:**

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

# HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

## TITLE 8 UNIFIED DEVELOPMENT CODE

### CHAPTER 1

#### ADMINISTRATION

#### ARTICLE A. APPLICATION PROCESSING

##### **8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:**

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next ~~public hearing city council meeting~~ date, following ~~any pertinent the notice requirements~~ provided by ~~sub~~section 8-1A-6~~E~~.

##### **8-1A-6: PUBLIC HEARING PROCESS:**

A. The following applications require public hearings: Annexation and zoning, ~~deannexation~~, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~vacations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. ~~Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.~~

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. ~~The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.~~

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than ~~twelve three-(3)12~~ months



nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

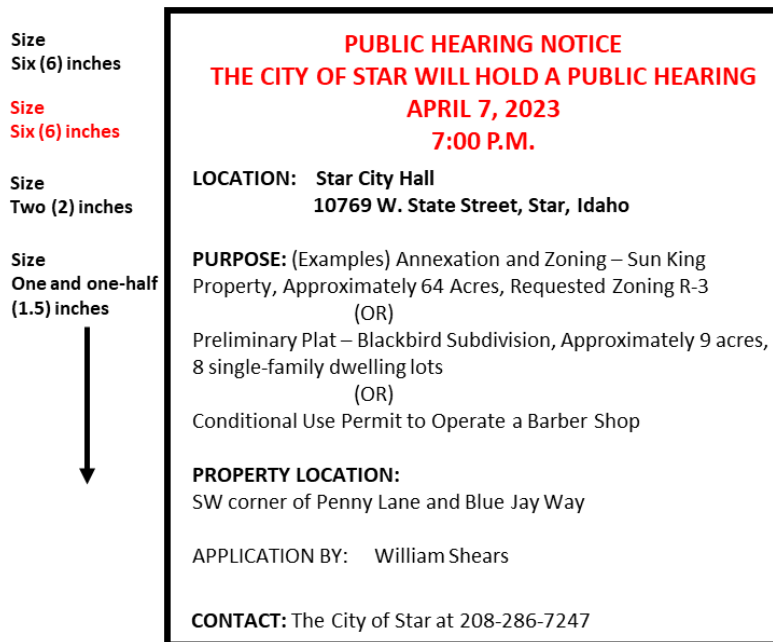
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)  
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

#### **8-1A-8: INDEFINITE DEFERRAL PROCESS:**

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

## **ARTICLE B**

### **APPLICATION CRITERIA**

#### **8-1B-1: ANNEXATION, DEANNEXATION, AND ZONING; REZONE:**

#### **8-1B-8: VACATION OF PLATS:**

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted

until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

#### **8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:**

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, ~~not to exceed one (1) year~~.

**8-1B-4: CONDITIONAL USES:**

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

**8-1B-7: ADMINISTRATIVE DESIGN REVIEW:**

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

**8-1B-8: VACATIONS OF PLATS:**

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

**ARTICLE C. SURETY AGREEMENTS****8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, Aall work shall be completed and surety release requested within one (1) year of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

## ARTICLE D

### IMPLEMENTATION PROVISIONS

#### 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

## ARTICLE E

### DEFINITIONS

#### 8-1E-1: TERMS DEFINED:

**ACCESSORY STRUCTURE:** A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

**BUILD TO RENT COMMUNITY (BTR):** Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

**COMMON DRIVE:** Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

**EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~.** PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

## CHAPTER 3

### ZONING DISTRICT STANDARDS

#### ARTICLE A

##### DISTRICTS ESTABLISHED

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

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

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



**8-3A-3: USES WITHIN ZONING DISTRICTS**

<b><u>ZONING DISTRICT USES</u></b>												
<b>USES</b>	<b>A</b>	<b>RR</b>	<b>R</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>LO</b>	<b>LI</b>	<b>PS</b>	<b>MU</b>	<b>RC</b>	
Church or place of religious worship	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	C	<del>N</del> <u>C</u>	C	C	C	N	<del>C</del>	C	N	
Convenience store	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	N	C	C	
Event/ <del>Entertainment Center Facility</del> , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
<del>Fireworks Stands</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>P</del>	<del>N</del>	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	<del>P</del> <u>C</u>	C	P	N	C	N	
<del>Institution</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	
<del>Lagoon</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>N</del>	
<del>Multiple Use Building</del> <u>1</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>C</del>	<del>C</del>	
Shopping <u>or Commercial</u> center	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	N	N	N	C	N	

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front <sup>(1)</sup></b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
CBD	35' / <u>60'</u> <sup>5</sup>	0'	0'	0' <sup>4</sup>	0'
C-1	35'	20'	5'	0' <sup>4</sup>	20'
C-2	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
LO	35'	20'	10'	0' <sup>4</sup>	20'
IL	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
MU	35' / <u>60'</u> <sup>5</sup>	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			

## Notes:

2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~H~~ LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

## Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

## ARTICLE B

### ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

#### 8-3B-3: RESIDENTIAL DISTRICTS:

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



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

between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
  - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
  - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
  - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
  - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

## ARTICLE C

### ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access

points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

F. Site Improvements:

3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations.

Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

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

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

- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

## ARTICLE E

### ADDITIONAL MIXED-USE DISTRICT STANDARDS

#### **8-3E-1: MU MIXED USE DISTRICT:**

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- L. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

## CHAPTER 4

### ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

#### ARTICLE A. PERFORMANCE STANDARDS

##### **8-4A-1: PURPOSE:**

##### **8-4A-2: APPLICABILITY:**

##### **8-4A-3: ACCESSORY STRUCTURES:**

##### **8-4A-4: ADDRESS NUMBERING:**

##### **8-4A-5: BIKEWAYS:**

##### **8-4A-6: BUILDING PERMITS:**

##### **8-4A-6-7: CLEAR VISION TRIANGLE:**

**8-4A-7 8: OBJECTIONAL CONDITIONS:****8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

**8-4A-6: BUILDING PERMITS:** Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

**8-4A-1011: FENCES:**

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

**8-4A-1112: GRADING:**

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.



(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

**8-4A-1718: SIDEWALKS AND PARKWAYS:**

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS <sup>1</sup>	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum <del>6</del> 8 Foot ( <del>6</del> 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

**8-4A-1819: TRAVELING SLEEPING QUARTERS:**

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

**8-4A-20 21: MAILBOXES:**

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

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

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

**8-4E-2: STANDARDS:**

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

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

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

Chapter 5

SPECIFIC USE STANDARDS

**8-5-15: EVENTS/ENTERTAINMENT FACILITY:**

**8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:**

**8-5-23: MULTIPLE USE BUILDING:**

**8-5-13: DRIVE-THROUGH ESTABLISHMENT:**

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

**8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:**

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

### **8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

#### A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
  - a. Temporary street signage;
  - b. Temporary streetlights;
  - c. Street addressing for emergency services and building inspections;
  - d. Temporary fire flows;
  - e. Snow removal plan.
  - f. Star Fire District Approval

### **8-5-23: MULTIPLE USE BUILDING:**

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

#### A. General Standards:

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

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

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

**8-5-~~2729~~: SECONDARY DWELLING UNIT:**

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

**8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

## CHAPTER 6

### SUBDIVISION REGULATIONS

#### ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

**8-6A-3: PRELIMINARY PLAT PROCESS:**

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

**8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:**

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

**8-6A-8: TERM OF APPROVALS:**

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

**ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS****8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~C~~H4 approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

## CHAPTER 8

### DESIGN AND DEVELOPMENT STANDARDS

#### ARTICLE A. SIGN STANDARDS

##### 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

## HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

### STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

#### TITLE 3 HEALTH AND SANITATION

##### 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

##### 3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property<sup>1</sup>.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any



building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

## TITLE 4 PUBLIC SAFETY

### 4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

### 4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
  - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
  - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
  - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
  - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
  - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
  - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
  - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
  - c. An animal attacks other animals;
  - d. An animal trespasses upon public or private property in such a manner as to damage the property;
  - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
  - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
  1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
  2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
  3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

#### **4-4-4: Maintenance Of Farm Animals Within City**

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
  - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
  - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
  - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
  - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
    1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
    2. Swine of any kind are not allowed in the Star city limits. and
    3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
    4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
    5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
    6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
    7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
    8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

#### 4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

#### **4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

#### **4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

**4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:**

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

**TITLE 5 MOTOR VEHICLE AND TRAFFIC****5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

**5-2-7: Extended Parking Prohibited**

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;



- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

## **TITLE 7 BUILDING REGULATIONS**

### **CHAPTER 1 BUILDING CODES AND REGULATIONS**

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

#### **7-1-5: Building Codes Adopted; Regulations; Permits**

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
  - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
  - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
  - a. In each new attached enclosed garage.
  - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

### **7-1-6: National Electrical Code: Regulations; Permits**

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

### **7-1-8: International Fire Code**

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

### **7-1-89: Copies Of Adopted Codes On File**

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

**Shawn Nickel**

---

**From:** Becky McKay <Beckym@engsol.org>  
**Sent:** Thursday, April 25, 2024 11:03 AM  
**To:** Shawn Nickel  
**Subject:** RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7<sup>th</sup>.

Thank you for working with development sector on this code update.

Becky McKay, Partner  
Engineering Solutions LLP  
1029 N Rosario St. #100  
Meridian, ID 83642.  
208-938-0980



---

**From:** Shawn Nickel <snickel@staridaho.org>  
**Sent:** Wednesday, April 24, 2024 1:41 PM  
**To:** Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>  
**Subject:** RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 26, 2023 6:35:03 PM  
**Last Modified:** Thursday, October 26, 2023 6:39:18 PM  
**Time Spent:** 00:04:15  
**IP Address:** 75.174.107.208

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

---

# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 2:39:50 PM  
**Last Modified:** Friday, October 27, 2023 2:52:33 PM  
**Time Spent:** 00:12:42  
**IP Address:** 38.44.251.124

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:  
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

---

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 7:11:22 PM  
**Last Modified:** Friday, October 27, 2023 7:13:58 PM  
**Time Spent:** 00:02:36  
**IP Address:** 172.56.201.73

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

---

# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:06:07 AM  
**Last Modified:** Saturday, October 28, 2023 7:16:24 AM  
**Time Spent:** 00:10:17  
**IP Address:** 65.129.66.231

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

**GRAFFITI:** Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

**JUNK VEHICLE:** Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

**NUISANCE:** Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

**Abateable Nuisance:** Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

**General Nuisance:** Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

**NUISANCE MATERIALS:** Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.



authority.

**NUISANCE WEEDS:** Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

**4-1-2: RESPONSIBLE PARTY:**

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:38:06 AM  
**Last Modified:** Saturday, October 28, 2023 7:40:55 AM  
**Time Spent:** 00:02:48  
**IP Address:** 63.156.228.228

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

---

### Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

---

# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 2:08:38 PM  
**Last Modified:** Saturday, October 28, 2023 2:14:33 PM  
**Time Spent:** 00:05:55  
**IP Address:** 159.118.200.69

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

---

# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 3:00:07 PM  
**Last Modified:** Saturday, October 28, 2023 3:03:12 PM  
**Time Spent:** 00:03:05  
**IP Address:** 159.118.193.154

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

---

# #8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 4:20:49 PM  
**Last Modified:** Saturday, October 28, 2023 4:27:39 PM  
**Time Spent:** 00:06:50  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

---

# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 29, 2023 8:28:17 AM  
**Last Modified:** Sunday, October 29, 2023 8:30:32 AM  
**Time Spent:** 00:02:14  
**IP Address:** 66.62.151.221

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

---

### Q2

What changes to Star's zoning code would you like to suggest?

Same as above

---

# #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 30, 2023 10:00:41 AM  
**Last Modified:** Monday, October 30, 2023 10:04:16 AM  
**Time Spent:** 00:03:34  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:08:18 AM  
**Last Modified:** Tuesday, October 31, 2023 7:09:41 AM  
**Time Spent:** 00:01:22  
**IP Address:** 104.28.85.155

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

---



# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:11:22 PM  
**Last Modified:** Tuesday, October 31, 2023 12:12:34 PM  
**Time Spent:** 00:01:11  
**IP Address:** 65.158.153.210

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

---

### Q2

What changes to Star's zoning code would you like to suggest?

N/A

---

# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:30:30 PM  
**Last Modified:** Tuesday, October 31, 2023 12:32:30 PM  
**Time Spent:** 00:01:59  
**IP Address:** 67.41.44.210

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:11:18 PM  
**Last Modified:** Tuesday, October 31, 2023 1:23:38 PM  
**Time Spent:** 00:12:19  
**IP Address:** 204.229.1.125

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acreage.

---

# #15

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:31:37 PM  
**Last Modified:** Tuesday, October 31, 2023 1:35:28 PM  
**Time Spent:** 00:03:51  
**IP Address:** 38.44.249.241

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #16

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:37:21 PM  
**Last Modified:** Tuesday, October 31, 2023 1:38:18 PM  
**Time Spent:** 00:00:57  
**IP Address:** 38.44.249.85

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #17

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:50:57 PM  
**Last Modified:** Tuesday, October 31, 2023 1:52:26 PM  
**Time Spent:** 00:01:29  
**IP Address:** 204.229.1.125

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

---

# #18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:17:11 PM  
**Last Modified:** Tuesday, October 31, 2023 2:20:30 PM  
**Time Spent:** 00:03:18  
**IP Address:** 174.230.194.27

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

---

# #19

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:44:36 PM  
**Time Spent:** 00:00:31  
**IP Address:** 69.92.71.29

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #20

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:46:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:49:19 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.117.63.76

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

# #21

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:35 PM  
**Last Modified:** Tuesday, October 31, 2023 3:07:01 PM  
**Time Spent:** 00:22:25  
**IP Address:** 69.9.58.192

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example ..... we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home .... That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

### Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration .... CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

# #22

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:14:44 PM  
**Last Modified:** Tuesday, October 31, 2023 3:16:14 PM  
**Time Spent:** 00:01:30  
**IP Address:** 69.9.58.192

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage .... Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #23

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 3:28:15 PM  
**Time Spent:** 00:06:44  
**IP Address:** 174.27.193.40

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

[https://meridiancity.org/media/xayf1z2x/mobile\\_sales\\_unit\\_brochure.pdf](https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf)

2) No HOA can restrict amount of chickens or livestock

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #24

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:43:21 PM  
**Last Modified:** Tuesday, October 31, 2023 3:53:16 PM  
**Time Spent:** 00:09:55  
**IP Address:** 173.47.19.251

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

---

# #25

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:09:39 PM  
**Last Modified:** Tuesday, October 31, 2023 4:15:04 PM  
**Time Spent:** 00:05:25  
**IP Address:** 166.205.132.64

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

---

# #26

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:24:00 PM  
**Last Modified:** Tuesday, October 31, 2023 4:26:49 PM  
**Time Spent:** 00:02:48  
**IP Address:** 174.247.155.218

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #27

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:33:31 PM  
**Last Modified:** Tuesday, October 31, 2023 5:34:45 PM  
**Time Spent:** 00:01:13  
**IP Address:** 24.117.229.82

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---



# #28

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:37:29 PM  
**Last Modified:** Tuesday, October 31, 2023 5:41:10 PM  
**Time Spent:** 00:03:40  
**IP Address:** 174.230.196.44

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
  - I'd suggest no more than 10 hens
  - No roosters
  - Must be confined to your property
  - Like having dogs, you are responsible for keeping the coop clean
- 

### Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

---

# #29

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:48:01 PM  
**Last Modified:** Tuesday, October 31, 2023 6:50:55 PM  
**Time Spent:** 00:02:53  
**IP Address:** 67.60.113.35

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

---

### Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

---

# #30

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:54:59 PM  
**Last Modified:** Tuesday, October 31, 2023 6:57:28 PM  
**Time Spent:** 00:02:29  
**IP Address:** 69.92.70.6

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

---

# #31

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 7:22:03 PM  
**Time Spent:** 00:00:32  
**IP Address:** 172.58.144.13

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

---

# #32

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:13:52 PM  
**Last Modified:** Wednesday, November 01, 2023 7:04:27 AM  
**Time Spent:** 13:50:35  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

---

# #33

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 7:06:58 AM  
**Last Modified:** Wednesday, November 01, 2023 7:10:12 AM  
**Time Spent:** 00:03:14  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

---

# #34

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:07:00 AM  
**Last Modified:** Wednesday, November 01, 2023 10:09:11 AM  
**Time Spent:** 00:02:11  
**IP Address:** 69.92.70.250

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #35

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:13:20 AM  
**Last Modified:** Wednesday, November 01, 2023 10:16:30 AM  
**Time Spent:** 00:03:10  
**IP Address:** 174.204.0.159

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

---



# #36

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 11:54:18 AM  
**Last Modified:** Wednesday, November 01, 2023 11:55:05 AM  
**Time Spent:** 00:00:46  
**IP Address:** 184.99.103.189

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

---

# #37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 3:52:52 PM  
**Last Modified:** Wednesday, November 01, 2023 3:55:36 PM  
**Time Spent:** 00:02:43  
**IP Address:** 174.247.148.79

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #38

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 8:18:38 AM  
**Last Modified:** Thursday, November 02, 2023 8:22:41 AM  
**Time Spent:** 00:04:02  
**IP Address:** 173.207.90.188

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#39

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 4:24:04 PM  
**Last Modified:** Thursday, November 02, 2023 4:24:40 PM  
**Time Spent:** 00:00:36  
**IP Address:** 24.119.100.191

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

# #40

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, November 06, 2023 8:29:02 PM  
**Last Modified:** Monday, November 06, 2023 8:35:17 PM  
**Time Spent:** 00:06:15  
**IP Address:** 75.174.98.99

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #41

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 9:58:35 AM  
**Last Modified:** Tuesday, November 07, 2023 10:03:12 AM  
**Time Spent:** 00:04:37  
**IP Address:** 69.9.49.78

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #42

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 10:52:16 AM  
**Last Modified:** Tuesday, November 07, 2023 11:07:52 AM  
**Time Spent:** 00:15:36  
**IP Address:** 96.19.188.105

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.  
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

---

# #43

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 5:23:18 PM  
**Last Modified:** Tuesday, November 07, 2023 5:24:25 PM  
**Time Spent:** 00:01:06  
**IP Address:** 75.174.114.64

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

---

## Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

---



# #44

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 11:06:29 AM  
**Last Modified:** Wednesday, November 08, 2023 11:07:50 AM  
**Time Spent:** 00:01:21  
**IP Address:** 38.44.250.214

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #45

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 5:13:23 PM  
**Last Modified:** Wednesday, November 08, 2023 5:16:43 PM  
**Time Spent:** 00:03:19  
**IP Address:** 75.174.172.111

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

---

### Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

---

# #46

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 2:05:24 PM  
**Last Modified:** Thursday, November 09, 2023 2:10:10 PM  
**Time Spent:** 00:04:45  
**IP Address:** 69.92.69.184

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings )

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

---

# #47

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 7:29:24 PM  
**Last Modified:** Thursday, November 09, 2023 7:56:51 PM  
**Time Spent:** 00:27:26  
**IP Address:** 75.174.120.112

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

---

### Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

---

# #48

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:20:53 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:17 PM  
**Time Spent:** 00:05:23  
**IP Address:** 184.99.108.197

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

---

# #49

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:23:46 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:52 PM  
**Time Spent:** 00:03:06  
**IP Address:** 38.18.212.139

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #50

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:16:58 PM  
**Last Modified:** Thursday, November 09, 2023 9:20:40 PM  
**Time Spent:** 00:03:42  
**IP Address:** 184.99.104.172

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance ( setbacks ) between the new developments and the space between each house. Too many cookie cutter developments going in .

---

# #51

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:53:30 PM  
**Last Modified:** Thursday, November 09, 2023 10:01:17 PM  
**Time Spent:** 00:07:46  
**IP Address:** 96.19.21.253

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

---



# #52

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 10:32:48 PM  
**Last Modified:** Thursday, November 09, 2023 10:34:32 PM  
**Time Spent:** 00:01:44  
**IP Address:** 104.245.22.138

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

---

# #53

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:49:17 AM  
**Last Modified:** Friday, November 10, 2023 4:51:17 AM  
**Time Spent:** 00:01:59  
**IP Address:** 65.129.121.111

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #54

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 7:13:30 AM  
**Last Modified:** Friday, November 10, 2023 7:14:30 AM  
**Time Spent:** 00:01:00  
**IP Address:** 75.174.106.87

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

---

## Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

---

#55

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 6:53:02 AM  
**Last Modified:** Friday, November 10, 2023 7:55:00 AM  
**Time Spent:** 01:01:57  
**IP Address:** 142.0.220.227

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

---

### Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

# #56

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 11:15:56 AM  
**Last Modified:** Friday, November 10, 2023 11:36:55 AM  
**Time Spent:** 00:20:59  
**IP Address:** 174.27.68.103

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

---

# #57

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:11:29 PM  
**Last Modified:** Friday, November 10, 2023 12:20:46 PM  
**Time Spent:** 00:09:17  
**IP Address:** 173.207.126.32

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #58

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:21:42 PM  
**Last Modified:** Friday, November 10, 2023 12:24:15 PM  
**Time Spent:** 00:02:32  
**IP Address:** 174.27.69.9

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
  - Creating a Code of Ethics
  - Have Date on Public Hearing Signs large and bold for us to read
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects
  - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
  - Have a list of developments approved in the project
  - Make public records requests available online
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

# #59

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:20:00 PM  
**Last Modified:** Friday, November 10, 2023 12:27:08 PM  
**Time Spent:** 00:07:07  
**IP Address:** 216.21.25.198

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

---

### Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

---



# #60

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:26:51 PM  
**Last Modified:** Friday, November 10, 2023 12:33:45 PM  
**Time Spent:** 00:06:53  
**IP Address:** 173.207.23.223

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

---

# #61

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:39 PM  
**Last Modified:** Friday, November 10, 2023 12:35:30 PM  
**Time Spent:** 00:00:50  
**IP Address:** 159.118.200.104

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #62

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:04 PM  
**Last Modified:** Friday, November 10, 2023 12:35:36 PM  
**Time Spent:** 00:03:31  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
  - Create a Code of Ethics
  - Redo the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects.
  - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

# #63

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:17 PM  
**Last Modified:** Friday, November 10, 2023 12:36:02 PM  
**Time Spent:** 00:03:45  
**IP Address:** 52.8.21.134

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

---

## Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
-

#64

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:36:32 PM  
**Last Modified:** Friday, November 10, 2023 12:37:28 PM  
**Time Spent:** 00:00:55  
**IP Address:** 174.27.141.15

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

## Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #65

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:37 PM  
**Last Modified:** Friday, November 10, 2023 12:41:29 PM  
**Time Spent:** 00:06:51  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density  
-No more storage units  
-No more multi-family apartments/townhomes  
-More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

---

# #66

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:52:20 PM  
**Last Modified:** Friday, November 10, 2023 12:58:28 PM  
**Time Spent:** 00:06:08  
**IP Address:** 65.129.56.183

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

---



# #67

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:57:35 PM  
**Last Modified:** Friday, November 10, 2023 12:59:19 PM  
**Time Spent:** 00:01:43  
**IP Address:** 65.129.124.143

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

---

#68

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:02:35 PM  
**Last Modified:** Friday, November 10, 2023 1:06:45 PM  
**Time Spent:** 00:04:09  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

---

Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

---

#69

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:10:12 PM  
**Last Modified:** Friday, November 10, 2023 1:10:29 PM  
**Time Spent:** 00:00:17  
**IP Address:** 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #70

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:01:55 PM  
**Last Modified:** Friday, November 10, 2023 1:10:55 PM  
**Time Spent:** 00:09:00  
**IP Address:** 65.129.63.51

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

### Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #71

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:31:43 PM  
**Last Modified:** Friday, November 10, 2023 1:37:02 PM  
**Time Spent:** 00:05:18  
**IP Address:** 38.18.212.45

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

---

#72

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:38:32 PM  
**Last Modified:** Friday, November 10, 2023 1:39:18 PM  
**Time Spent:** 00:00:45  
**IP Address:** 174.27.163.57

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more townhomes
- More diversified commercial

---

# #73

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:49:51 PM  
**Last Modified:** Friday, November 10, 2023 1:51:40 PM  
**Time Spent:** 00:01:48  
**IP Address:** 24.119.55.30

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

---

#74

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:56:59 PM  
**Last Modified:** Friday, November 10, 2023 1:58:06 PM  
**Time Spent:** 00:01:06  
**IP Address:** 142.0.221.12

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  
  - No more townhomes
  
  - More diversified commercial
-



# #75

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:05:26 PM  
**Last Modified:** Friday, November 10, 2023 2:09:03 PM  
**Time Spent:** 00:03:37  
**IP Address:** 173.239.254.189

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

---

## Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

---

# #76

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:10:19 PM  
**Last Modified:** Friday, November 10, 2023 2:12:24 PM  
**Time Spent:** 00:02:04  
**IP Address:** 104.28.111.208

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

---

#77

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:12:58 PM  
**Last Modified:** Friday, November 10, 2023 2:19:59 PM  
**Time Spent:** 00:07:01  
**IP Address:** 159.118.202.149

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

---

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

---

# #78

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:25:52 PM  
**Last Modified:** Friday, November 10, 2023 2:25:58 PM  
**Time Spent:** 00:00:06  
**IP Address:** 69.92.172.247

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

**Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

# #79

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:22:44 PM  
**Last Modified:** Friday, November 10, 2023 2:26:05 PM  
**Time Spent:** 00:03:20  
**IP Address:** 75.174.82.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

---

# #80

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:34:31 PM  
**Last Modified:** Friday, November 10, 2023 2:36:19 PM  
**Time Spent:** 00:01:47  
**IP Address:** 173.207.183.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

---

# #81

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:01 PM  
**Last Modified:** Friday, November 10, 2023 2:46:36 PM  
**Time Spent:** 00:02:35  
**IP Address:** 38.44.249.206

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.  
Better roads that can handle the influx of traffic.

---

# #82

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:20 PM  
**Last Modified:** Friday, November 10, 2023 2:48:17 PM  
**Time Spent:** 00:03:57  
**IP Address:** 12.74.220.3

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.

Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

---



# #83

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:51:29 PM  
**Last Modified:** Friday, November 10, 2023 2:52:58 PM  
**Time Spent:** 00:01:29  
**IP Address:** 174.247.144.5

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

---

## Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

---

# #84

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:34 PM  
**Last Modified:** Friday, November 10, 2023 2:54:12 PM  
**Time Spent:** 00:03:37  
**IP Address:** 160.2.185.141

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts! why did you not give us more time?? I got this email at 2:30....can't read everything.

---

### Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

---

#85

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:21 PM  
**Last Modified:** Friday, November 10, 2023 3:01:48 PM  
**Time Spent:** 00:11:27  
**IP Address:** 65.129.69.90

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

\*Create a Code of Ethics

\*Higher level of transparency with meetings & votes

\*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

---

## Q2

What changes to Star's zoning code would you like to suggest?

\*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

\*No more full rental communities (American Star)

\*Strictly limit or eliminate STRs such as Air BnB in residential communities

\*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

\*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

---

#86

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:08:52 PM  
**Last Modified:** Friday, November 10, 2023 3:11:08 PM  
**Time Spent:** 00:02:15  
**IP Address:** 65.129.32.116

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Low Density Housing

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

---

# #87

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:10:35 PM  
**Last Modified:** Friday, November 10, 2023 3:12:45 PM  
**Time Spent:** 00:02:09  
**IP Address:** 174.230.193.47

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

---

#88

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:12:29 PM  
**Last Modified:** Friday, November 10, 2023 3:16:24 PM  
**Time Spent:** 00:03:55  
**IP Address:** 18.144.83.213

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

---

Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

---

#89

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:20:25 PM  
**Last Modified:** Friday, November 10, 2023 3:23:04 PM  
**Time Spent:** 00:02:39  
**IP Address:** 67.61.253.249

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:

No more townhomes or apartments

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

---

#90

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:16 PM  
**Last Modified:** Friday, November 10, 2023 3:36:01 PM  
**Time Spent:** 00:02:45  
**IP Address:** 69.92.172.153

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

---



# #91

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:25:48 PM  
**Last Modified:** Friday, November 10, 2023 3:36:14 PM  
**Time Spent:** 00:10:25  
**IP Address:** 147.182.251.163

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

---

#92

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:06 PM  
**Last Modified:** Friday, November 10, 2023 3:49:56 PM  
**Time Spent:** 00:16:49  
**IP Address:** 98.97.41.10

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
  2. Establish longer time frame for public comment on all proposed development projects.
  3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
- 

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

---

# #93

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:49:15 PM  
**Last Modified:** Friday, November 10, 2023 3:54:32 PM  
**Time Spent:** 00:05:17  
**IP Address:** 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations

# #94

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:16:08 PM  
**Last Modified:** Friday, November 10, 2023 4:17:08 PM  
**Time Spent:** 00:01:00  
**IP Address:** 184.99.73.147

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #95

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:07:57 PM  
**Last Modified:** Friday, November 10, 2023 4:17:56 PM  
**Time Spent:** 00:09:59  
**IP Address:** 174.27.171.28

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

---

## Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

---

# #96

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:22:47 PM  
**Last Modified:** Friday, November 10, 2023 4:26:12 PM  
**Time Spent:** 00:03:25  
**IP Address:** 159.118.202.149

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

---

#97

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:36:39 PM  
**Last Modified:** Friday, November 10, 2023 4:50:51 PM  
**Time Spent:** 00:14:11  
**IP Address:** 174.27.68.103

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
  2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
- 

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
  2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
  3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
  4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.
  
  5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
  6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:05:25 PM  
**Last Modified:** Friday, November 10, 2023 8:06:41 PM  
**Time Spent:** 00:01:16  
**IP Address:** 216.21.27.76

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1  
No more storage units  
No more townhomes

---



#99

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:32:21 PM  
**Last Modified:** Friday, November 10, 2023 8:33:40 PM  
**Time Spent:** 00:01:18  
**IP Address:** 38.44.248.48

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

---

# #100

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 6:54:47 AM  
**Last Modified:** Saturday, November 11, 2023 6:56:46 AM  
**Time Spent:** 00:01:58  
**IP Address:** 98.97.117.177

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Reduce residential density

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

---

# #101

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 7:28:27 AM  
**Last Modified:** Saturday, November 11, 2023 7:30:17 AM  
**Time Spent:** 00:01:50  
**IP Address:** 104.28.116.52

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

---

## Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

---

#102

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 1:19:32 PM  
**Last Modified:** Saturday, November 11, 2023 1:23:38 PM  
**Time Spent:** 00:04:06  
**IP Address:** 12.74.220.29

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

---

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

---

# #103

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, November 12, 2023 10:29:34 AM  
**Last Modified:** Sunday, November 12, 2023 10:38:12 AM  
**Time Spent:** 00:08:38  
**IP Address:** 152.37.202.174

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

---

## Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

---

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on May 7, 2024 at Star City Hall, 10769 W. State Street, at 7:00 pm, or as soon thereafter as the matter may be heard. Please see City Website [www.staridaho.org](http://www.staridaho.org) or contact us for Virtual Public Hearing Instructions.

**Application:** Request from the City of Star to update and amend portions of their Municipal Code, including the current Unified Development Code, Title 8, Chapters 1 through 8, and Titles 1 through 7 and Title 10.

**Applicant:** City of Star

**Action:** The following Sections of the Unified Development Code will be reviewed for amendment:

CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS;

The following Sections of Titles 1 through 7 and Title 10 will be reviewed for amendment:

UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL.

**Information/Comments:** A complete copy of the Ordinance Amendment is available at City Hall for public review or may be reviewed at [staridaho.org/udcupdate](http://staridaho.org/udcupdate). The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2:00 pm on May 2, 2024.

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

Jacob M. Qualls  
City Clerk



**CITY OF STAR**  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** **MAY 7, 2024 PUBLIC HEARING**

**RE:** Municipal Code Text Amendment



**APPLICANT**

City of Star

**REQUEST**

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

**APPLICATION REQUIREMENTS, NOTICING & MEETINGS**

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

**ZONING ORDINANCE STANDARDS**

**1-1-3: Amendments**

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

**8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:**

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

**STAFF REVIEW FOR COUNCIL**

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.





**Staff has provided Council with the following information:**

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

# HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

## TITLE 8 UNIFIED DEVELOPMENT CODE

### CHAPTER 1

#### ADMINISTRATION

#### ARTICLE A. APPLICATION PROCESSING

#### 8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next public hearing city council meeting date, following any pertinent ~~the notice requirements~~ provided by ~~sub~~section 8-1A-6~~E~~.

#### 8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, deannexation, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~vacations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than twelve ~~three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

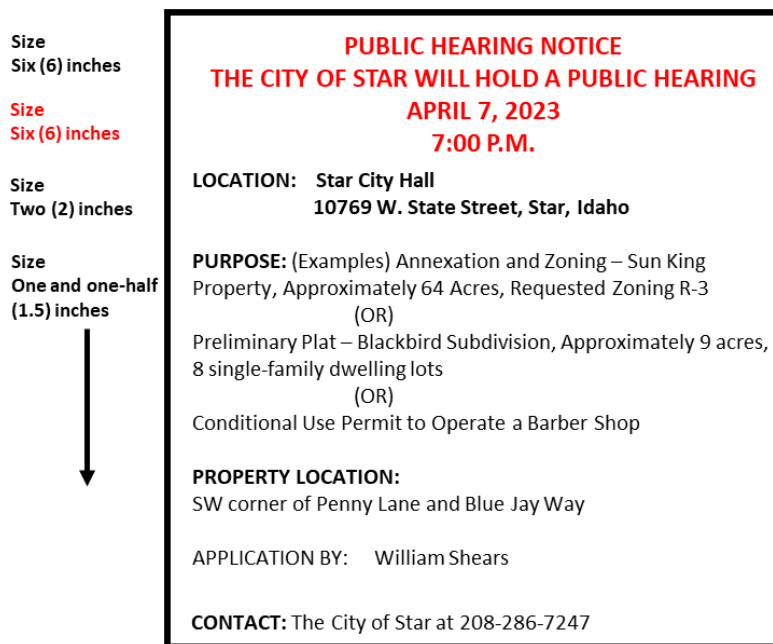
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)  
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

#### **8-1A-8: INDEFINITE DEFERRAL PROCESS:**

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

## **ARTICLE B**

### **APPLICATION CRITERIA**

#### **8-1B-1: ANNEXATION, DEANNEXATION, AND ZONING; REZONE:**

#### **8-1B-8: VACATION OF PLATS:**

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted

until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

#### **8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:**

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, not to exceed one (1) year.

**8-1B-4: CONDITIONAL USES:**

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

**8-1B-7: ADMINISTRATIVE DESIGN REVIEW:**

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

**8-1B-8: VACATIONS OF PLATS:**

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

**ARTICLE C. SURETY AGREEMENTS****8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A-all work shall be completed and surety release requested within one (1) year of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

## ARTICLE D

### IMPLEMENTATION PROVISIONS

#### 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

## ARTICLE E

### DEFINITIONS

#### 8-1E-1: TERMS DEFINED:

**ACCESSORY STRUCTURE:** A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

**BUILD TO RENT COMMUNITY (BTR):** Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

**COMMON DRIVE:** Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

**EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~.** PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private



gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

## CHAPTER 3

### ZONING DISTRICT STANDARDS

#### ARTICLE A

##### DISTRICTS ESTABLISHED

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

<b><u>ZONING DISTRICT USES</u></b>												
<b>USES</b>	<b>A</b>	<b>RR</b>	<b>R</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>LO</b>	<b>LI</b>	<b>PS</b>	<b>MU</b>	<b>RC</b>	
Church or place of religious worship	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	C	<del>N</del> <u>C</u>	C	C	C	N	<del>C</del>	C	N	
Convenience store	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	N	C	C	
Event/ <del>Entertainment Center Facility</del> , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
<del>Fireworks Stands</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>P</del>	<del>N</del>	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	<del>P</del> <u>C</u>	C	P	N	C	N	
<del>Institution</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	
<del>Lagoon</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>N</del>	
<del>Multiple Use Building</del> <u>1</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>C</del>	<del>C</del>	
Shopping <u>or Commercial</u> center	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	N	N	N	C	N	

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front <sup>(1)</sup></b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
CBD	35' / <u>60'</u> <sup>5</sup>	0'	0'	0' <sup>4</sup>	0'
C-1	35'	20'	5'	0' <sup>4</sup>	20'
C-2	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
LO	35'	20'	10'	0' <sup>4</sup>	20'
IL	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
MU	35' / <u>60'</u> <sup>5</sup>	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			

## Notes:

2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~H LI~~, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

## Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

## ARTICLE B

### ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

#### 8-3B-3: RESIDENTIAL DISTRICTS:

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



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

between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
  - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
  - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
  - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
  - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

## ARTICLE C

### ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access

points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

F. Site Improvements:

3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations.

Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

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

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

- D. Big ~~B~~box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**ARTICLE E**

**ADDITIONAL MIXED-USE DISTRICT STANDARDS**

**8-3E-1: MU MIXED USE DISTRICT:**

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- L. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**CHAPTER 4**

**ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS**

**ARTICLE A. PERFORMANCE STANDARDS**

- 8-4A-1: PURPOSE:**
- 8-4A-2: APPLICABILITY:**
- 8-4A-3: ACCESSORY STRUCTURES:**
- 8-4A-4: ADDRESS NUMBERING:**
- 8-4A-5: BIKEWAYS:**
- 8-4A-6: BUILDING PERMITS:**
- 8-4A-6-7: CLEAR VISION TRIANGLE:**



**8-4A-7 8: OBJECTIONAL CONDITIONS:****8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

**8-4A-6: BUILDING PERMITS:** Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

**8-4A-1011: FENCES:**

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

**8-4A-1112: GRADING:**

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

**8-4A-1718: SIDEWALKS AND PARKWAYS:**

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS <sup>1</sup>	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum <del>6</del> 8 Foot ( <del>6</del> 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

**8-4A-1819: TRAVELING SLEEPING QUARTERS:**

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

**8-4A-20 21: MAILBOXES:**

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

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

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

**8-4E-2: STANDARDS:**

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

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

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

Chapter 5

SPECIFIC USE STANDARDS

**8-5-15: EVENTS/ENTERTAINMENT FACILITY:**

**8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:**

**8-5-23: MULTIPLE USE BUILDING:**

**8-5-13: DRIVE-THROUGH ESTABLISHMENT:**

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

**8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:**

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

### **8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

#### A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
  - a. Temporary street signage;
  - b. Temporary streetlights;
  - c. Street addressing for emergency services and building inspections;
  - d. Temporary fire flows;
  - e. Snow removal plan.
  - f. Star Fire District Approval

### **8-5-23: MULTIPLE USE BUILDING:**

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

#### A. General Standards:

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

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

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

**8-5-~~2729~~: SECONDARY DWELLING UNIT:**

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

**8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

**CHAPTER 6**

**SUBDIVISION REGULATIONS**

**ARTICLE A. SUBDIVISION PURPOSE AND PROCESS**

**8-6A-3: PRELIMINARY PLAT PROCESS:**

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

**8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:**

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

**8-6A-8: TERM OF APPROVALS:**

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

**ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS****8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~E~~H4 approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the



Fire District.

## CHAPTER 8

### DESIGN AND DEVELOPMENT STANDARDS

#### ARTICLE A. SIGN STANDARDS

##### 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

## HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

### STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

#### TITLE 3 HEALTH AND SANITATION

##### 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

##### 3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property<sup>1</sup>.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

## TITLE 4 PUBLIC SAFETY

### 4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

### 4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
  - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
  - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
  - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
  - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
  - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
  - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
  - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
  - c. An animal attacks other animals;
  - d. An animal trespasses upon public or private property in such a manner as to damage the property;
  - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
  - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
  1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
  2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
  3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

#### **4-4-4: Maintenance Of Farm Animals Within City**

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
  - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
  - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
  - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
  - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
    1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
    2. Swine of any kind are not allowed in the Star city limits. and
    3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
    4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
    5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
    6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
    7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
    8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~



~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

#### 4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

#### **4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

#### **4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

**4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:**

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

**TITLE 5 MOTOR VEHICLE AND TRAFFIC****5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

**5-2-7: Extended Parking Prohibited**

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

## TITLE 7 BUILDING REGULATIONS

### **CHAPTER 1 BUILDING CODES AND REGULATIONS**

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

### **7-1-5: Building Codes Adopted; Regulations; Permits**

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
  - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
  - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
  - a. In each new attached enclosed garage.
  - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

### **7-1-6: National Electrical Code: Regulations; Permits**

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

### **7-1-8: International Fire Code**

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

### **7-1-89: Copies Of Adopted Codes On File**

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

**Shawn Nickel**

---

**From:** Becky McKay <Beckym@engsol.org>  
**Sent:** Thursday, April 25, 2024 11:03 AM  
**To:** Shawn Nickel  
**Subject:** RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7<sup>th</sup>.

Thank you for working with development sector on this code update.

Becky McKay, Partner  
Engineering Solutions LLP  
1029 N Rosario St. #100  
Meridian, ID 83642.  
208-938-0980



---

**From:** Shawn Nickel <snickel@staridaho.org>  
**Sent:** Wednesday, April 24, 2024 1:41 PM  
**To:** Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>  
**Subject:** RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 26, 2023 6:35:03 PM  
**Last Modified:** Thursday, October 26, 2023 6:39:18 PM  
**Time Spent:** 00:04:15  
**IP Address:** 75.174.107.208

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

---

# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 2:39:50 PM  
**Last Modified:** Friday, October 27, 2023 2:52:33 PM  
**Time Spent:** 00:12:42  
**IP Address:** 38.44.251.124

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:  
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

---

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 7:11:22 PM  
**Last Modified:** Friday, October 27, 2023 7:13:58 PM  
**Time Spent:** 00:02:36  
**IP Address:** 172.56.201.73

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

---



# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:06:07 AM  
**Last Modified:** Saturday, October 28, 2023 7:16:24 AM  
**Time Spent:** 00:10:17  
**IP Address:** 65.129.66.231

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

**GRAFFITI:** Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

**JUNK VEHICLE:** Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

**NUISANCE:** Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

**Abateable Nuisance:** Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

**General Nuisance:** Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

**NUISANCE MATERIALS:** Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing

authority.

**NUISANCE WEEDS:** Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

**4-1-2: RESPONSIBLE PARTY:**

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:38:06 AM  
**Last Modified:** Saturday, October 28, 2023 7:40:55 AM  
**Time Spent:** 00:02:48  
**IP Address:** 63.156.228.228

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

---

### Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

---

# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 2:08:38 PM  
**Last Modified:** Saturday, October 28, 2023 2:14:33 PM  
**Time Spent:** 00:05:55  
**IP Address:** 159.118.200.69

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

---

# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 3:00:07 PM  
**Last Modified:** Saturday, October 28, 2023 3:03:12 PM  
**Time Spent:** 00:03:05  
**IP Address:** 159.118.193.154

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

---

# #8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 4:20:49 PM  
**Last Modified:** Saturday, October 28, 2023 4:27:39 PM  
**Time Spent:** 00:06:50  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

---

# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 29, 2023 8:28:17 AM  
**Last Modified:** Sunday, October 29, 2023 8:30:32 AM  
**Time Spent:** 00:02:14  
**IP Address:** 66.62.151.221

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

---

### Q2

What changes to Star's zoning code would you like to suggest?

Same as above

---



# #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 30, 2023 10:00:41 AM  
**Last Modified:** Monday, October 30, 2023 10:04:16 AM  
**Time Spent:** 00:03:34  
**IP Address:** 75.174.170.189

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:08:18 AM  
**Last Modified:** Tuesday, October 31, 2023 7:09:41 AM  
**Time Spent:** 00:01:22  
**IP Address:** 104.28.85.155

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

---

### Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

---

# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:11:22 PM  
**Last Modified:** Tuesday, October 31, 2023 12:12:34 PM  
**Time Spent:** 00:01:11  
**IP Address:** 65.158.153.210

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

---

### Q2

What changes to Star's zoning code would you like to suggest?

N/A

---

# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:30:30 PM  
**Last Modified:** Tuesday, October 31, 2023 12:32:30 PM  
**Time Spent:** 00:01:59  
**IP Address:** 67.41.44.210

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:11:18 PM  
**Last Modified:** Tuesday, October 31, 2023 1:23:38 PM  
**Time Spent:** 00:12:19  
**IP Address:** 204.229.1.125

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acreage.

---

# #15

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:31:37 PM  
**Last Modified:** Tuesday, October 31, 2023 1:35:28 PM  
**Time Spent:** 00:03:51  
**IP Address:** 38.44.249.241

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #16

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:37:21 PM  
**Last Modified:** Tuesday, October 31, 2023 1:38:18 PM  
**Time Spent:** 00:00:57  
**IP Address:** 38.44.249.85

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #17

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:50:57 PM  
**Last Modified:** Tuesday, October 31, 2023 1:52:26 PM  
**Time Spent:** 00:01:29  
**IP Address:** 204.229.1.125

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

---



# #18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:17:11 PM  
**Last Modified:** Tuesday, October 31, 2023 2:20:30 PM  
**Time Spent:** 00:03:18  
**IP Address:** 174.230.194.27

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

---

# #19

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:44:36 PM  
**Time Spent:** 00:00:31  
**IP Address:** 69.92.71.29

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #20

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:46:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:49:19 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.117.63.76

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

# #21

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:35 PM  
**Last Modified:** Tuesday, October 31, 2023 3:07:01 PM  
**Time Spent:** 00:22:25  
**IP Address:** 69.9.58.192

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example ..... we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home .... That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

### Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration .... CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

# #22

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:14:44 PM  
**Last Modified:** Tuesday, October 31, 2023 3:16:14 PM  
**Time Spent:** 00:01:30  
**IP Address:** 69.9.58.192

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage .... Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #23

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 3:28:15 PM  
**Time Spent:** 00:06:44  
**IP Address:** 174.27.193.40

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

[https://meridiancity.org/media/xayf1z2x/mobile\\_sales\\_unit\\_brochure.pdf](https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf)

2) No HOA can restrict amount of chickens or livestock

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #24

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:43:21 PM  
**Last Modified:** Tuesday, October 31, 2023 3:53:16 PM  
**Time Spent:** 00:09:55  
**IP Address:** 173.47.19.251

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

---

# #25

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:09:39 PM  
**Last Modified:** Tuesday, October 31, 2023 4:15:04 PM  
**Time Spent:** 00:05:25  
**IP Address:** 166.205.132.64

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

---



# #26

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:24:00 PM  
**Last Modified:** Tuesday, October 31, 2023 4:26:49 PM  
**Time Spent:** 00:02:48  
**IP Address:** 174.247.155.218

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #27

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:33:31 PM  
**Last Modified:** Tuesday, October 31, 2023 5:34:45 PM  
**Time Spent:** 00:01:13  
**IP Address:** 24.117.229.82

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

# #28

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:37:29 PM  
**Last Modified:** Tuesday, October 31, 2023 5:41:10 PM  
**Time Spent:** 00:03:40  
**IP Address:** 174.230.196.44

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
  - I'd suggest no more than 10 hens
  - No roosters
  - Must be confined to your property
  - Like having dogs, you are responsible for keeping the coop clean
- 

### Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

---

# #29

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:48:01 PM  
**Last Modified:** Tuesday, October 31, 2023 6:50:55 PM  
**Time Spent:** 00:02:53  
**IP Address:** 67.60.113.35

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

---

### Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

---

# #30

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:54:59 PM  
**Last Modified:** Tuesday, October 31, 2023 6:57:28 PM  
**Time Spent:** 00:02:29  
**IP Address:** 69.92.70.6

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

---

# #31

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 7:22:03 PM  
**Time Spent:** 00:00:32  
**IP Address:** 172.58.144.13

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

---

# #32

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:13:52 PM  
**Last Modified:** Wednesday, November 01, 2023 7:04:27 AM  
**Time Spent:** 13:50:35  
**IP Address:** 69.92.172.8

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

---

# #33

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 7:06:58 AM  
**Last Modified:** Wednesday, November 01, 2023 7:10:12 AM  
**Time Spent:** 00:03:14  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

---



# #34

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:07:00 AM  
**Last Modified:** Wednesday, November 01, 2023 10:09:11 AM  
**Time Spent:** 00:02:11  
**IP Address:** 69.92.70.250

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #35

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:13:20 AM  
**Last Modified:** Wednesday, November 01, 2023 10:16:30 AM  
**Time Spent:** 00:03:10  
**IP Address:** 174.204.0.159

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

---

# #36

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 11:54:18 AM  
**Last Modified:** Wednesday, November 01, 2023 11:55:05 AM  
**Time Spent:** 00:00:46  
**IP Address:** 184.99.103.189

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

---

# #37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 3:52:52 PM  
**Last Modified:** Wednesday, November 01, 2023 3:55:36 PM  
**Time Spent:** 00:02:43  
**IP Address:** 174.247.148.79

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #38

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 8:18:38 AM  
**Last Modified:** Thursday, November 02, 2023 8:22:41 AM  
**Time Spent:** 00:04:02  
**IP Address:** 173.207.90.188

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #39

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 4:24:04 PM  
**Last Modified:** Thursday, November 02, 2023 4:24:40 PM  
**Time Spent:** 00:00:36  
**IP Address:** 24.119.100.191

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

---

# #40

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, November 06, 2023 8:29:02 PM  
**Last Modified:** Monday, November 06, 2023 8:35:17 PM  
**Time Spent:** 00:06:15  
**IP Address:** 75.174.98.99

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #41

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 9:58:35 AM  
**Last Modified:** Tuesday, November 07, 2023 10:03:12 AM  
**Time Spent:** 00:04:37  
**IP Address:** 69.9.49.78

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #42

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 10:52:16 AM  
**Last Modified:** Tuesday, November 07, 2023 11:07:52 AM  
**Time Spent:** 00:15:36  
**IP Address:** 96.19.188.105

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.  
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

---

# #43

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 5:23:18 PM  
**Last Modified:** Tuesday, November 07, 2023 5:24:25 PM  
**Time Spent:** 00:01:06  
**IP Address:** 75.174.114.64

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

---

### Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

---

# #44

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 11:06:29 AM  
**Last Modified:** Wednesday, November 08, 2023 11:07:50 AM  
**Time Spent:** 00:01:21  
**IP Address:** 38.44.250.214

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #45

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 5:13:23 PM  
**Last Modified:** Wednesday, November 08, 2023 5:16:43 PM  
**Time Spent:** 00:03:19  
**IP Address:** 75.174.172.111

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

---

### Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

---

# #46

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 2:05:24 PM  
**Last Modified:** Thursday, November 09, 2023 2:10:10 PM  
**Time Spent:** 00:04:45  
**IP Address:** 69.92.69.184

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings )

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

---

# #47

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 7:29:24 PM  
**Last Modified:** Thursday, November 09, 2023 7:56:51 PM  
**Time Spent:** 00:27:26  
**IP Address:** 75.174.120.112

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

---

### Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

---

# #48

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:20:53 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:17 PM  
**Time Spent:** 00:05:23  
**IP Address:** 184.99.108.197

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

---

# #49

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:23:46 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:52 PM  
**Time Spent:** 00:03:06  
**IP Address:** 38.18.212.139

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #50

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:16:58 PM  
**Last Modified:** Thursday, November 09, 2023 9:20:40 PM  
**Time Spent:** 00:03:42  
**IP Address:** 184.99.104.172

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance ( setbacks ) between the new developments and the space between each house. Too many cookie cutter developments going in .

---

# #51

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:53:30 PM  
**Last Modified:** Thursday, November 09, 2023 10:01:17 PM  
**Time Spent:** 00:07:46  
**IP Address:** 96.19.21.253

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

---

# #52

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 10:32:48 PM  
**Last Modified:** Thursday, November 09, 2023 10:34:32 PM  
**Time Spent:** 00:01:44  
**IP Address:** 104.245.22.138

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

---

# #53

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:49:17 AM  
**Last Modified:** Friday, November 10, 2023 4:51:17 AM  
**Time Spent:** 00:01:59  
**IP Address:** 65.129.121.111

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #54

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 7:13:30 AM  
**Last Modified:** Friday, November 10, 2023 7:14:30 AM  
**Time Spent:** 00:01:00  
**IP Address:** 75.174.106.87

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

---

### Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

---

# #55

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 6:53:02 AM  
**Last Modified:** Friday, November 10, 2023 7:55:00 AM  
**Time Spent:** 01:01:57  
**IP Address:** 142.0.220.227

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

### Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

#56

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 11:15:56 AM  
**Last Modified:** Friday, November 10, 2023 11:36:55 AM  
**Time Spent:** 00:20:59  
**IP Address:** 174.27.68.103

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

# #57

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:11:29 PM  
**Last Modified:** Friday, November 10, 2023 12:20:46 PM  
**Time Spent:** 00:09:17  
**IP Address:** 173.207.126.32

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #58

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:21:42 PM  
**Last Modified:** Friday, November 10, 2023 12:24:15 PM  
**Time Spent:** 00:02:32  
**IP Address:** 174.27.69.9

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
  - Creating a Code of Ethics
  - Have Date on Public Hearing Signs large and bold for us to read
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects
  - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
  - Have a list of developments approved in the project
  - Make public records requests available online
- 

## Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:20:00 PM  
**Last Modified:** Friday, November 10, 2023 12:27:08 PM  
**Time Spent:** 00:07:07  
**IP Address:** 216.21.25.198

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

---

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

---

# #60

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:26:51 PM  
**Last Modified:** Friday, November 10, 2023 12:33:45 PM  
**Time Spent:** 00:06:53  
**IP Address:** 173.207.23.223

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

---

# #61

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:39 PM  
**Last Modified:** Friday, November 10, 2023 12:35:30 PM  
**Time Spent:** 00:00:50  
**IP Address:** 159.118.200.104

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #62

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:04 PM  
**Last Modified:** Friday, November 10, 2023 12:35:36 PM  
**Time Spent:** 00:03:31  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
  - Create a Code of Ethics
  - Redo the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects.
  - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

# #63

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:17 PM  
**Last Modified:** Friday, November 10, 2023 12:36:02 PM  
**Time Spent:** 00:03:45  
**IP Address:** 52.8.21.134

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
-

#64

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:36:32 PM  
**Last Modified:** Friday, November 10, 2023 12:37:28 PM  
**Time Spent:** 00:00:55  
**IP Address:** 174.27.141.15

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

## Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-



#65

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:37 PM  
**Last Modified:** Friday, November 10, 2023 12:41:29 PM  
**Time Spent:** 00:06:51  
**IP Address:** 69.9.49.11

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

---

Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density  
-No more storage units  
-No more multi-family apartments/townhomes  
-More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

---

# #66

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:52:20 PM  
**Last Modified:** Friday, November 10, 2023 12:58:28 PM  
**Time Spent:** 00:06:08  
**IP Address:** 65.129.56.183

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

---

# #67

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:57:35 PM  
**Last Modified:** Friday, November 10, 2023 12:59:19 PM  
**Time Spent:** 00:01:43  
**IP Address:** 65.129.124.143

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

---

#68

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:02:35 PM  
**Last Modified:** Friday, November 10, 2023 1:06:45 PM  
**Time Spent:** 00:04:09  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

---

#69

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:10:12 PM  
**Last Modified:** Friday, November 10, 2023 1:10:29 PM  
**Time Spent:** 00:00:17  
**IP Address:** 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #70

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:01:55 PM  
**Last Modified:** Friday, November 10, 2023 1:10:55 PM  
**Time Spent:** 00:09:00  
**IP Address:** 65.129.63.51

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

### Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #71

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:31:43 PM  
**Last Modified:** Friday, November 10, 2023 1:37:02 PM  
**Time Spent:** 00:05:18  
**IP Address:** 38.18.212.45

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

---

#72

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:38:32 PM  
**Last Modified:** Friday, November 10, 2023 1:39:18 PM  
**Time Spent:** 00:00:45  
**IP Address:** 174.27.163.57

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
-



# #73

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:49:51 PM  
**Last Modified:** Friday, November 10, 2023 1:51:40 PM  
**Time Spent:** 00:01:48  
**IP Address:** 24.119.55.30

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

---

#74

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:56:59 PM  
**Last Modified:** Friday, November 10, 2023 1:58:06 PM  
**Time Spent:** 00:01:06  
**IP Address:** 142.0.221.12

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
  - More diversified commercial
-

# #75

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:05:26 PM  
**Last Modified:** Friday, November 10, 2023 2:09:03 PM  
**Time Spent:** 00:03:37  
**IP Address:** 173.239.254.189

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

---

## Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

---

# #76

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:10:19 PM  
**Last Modified:** Friday, November 10, 2023 2:12:24 PM  
**Time Spent:** 00:02:04  
**IP Address:** 104.28.111.208

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

---

#77

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:12:58 PM  
**Last Modified:** Friday, November 10, 2023 2:19:59 PM  
**Time Spent:** 00:07:01  
**IP Address:** 159.118.202.149

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

---

Q2

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

---

# #78

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:25:52 PM  
**Last Modified:** Friday, November 10, 2023 2:25:58 PM  
**Time Spent:** 00:00:06  
**IP Address:** 69.92.172.247

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #79

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:22:44 PM  
**Last Modified:** Friday, November 10, 2023 2:26:05 PM  
**Time Spent:** 00:03:20  
**IP Address:** 75.174.82.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

---

# #80

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:34:31 PM  
**Last Modified:** Friday, November 10, 2023 2:36:19 PM  
**Time Spent:** 00:01:47  
**IP Address:** 173.207.183.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

---



# #81

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:01 PM  
**Last Modified:** Friday, November 10, 2023 2:46:36 PM  
**Time Spent:** 00:02:35  
**IP Address:** 38.44.249.206

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.  
Better roads that can handle the influx of traffic.

---

# #82

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:20 PM  
**Last Modified:** Friday, November 10, 2023 2:48:17 PM  
**Time Spent:** 00:03:57  
**IP Address:** 12.74.220.3

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.  
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

---

# #83

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:51:29 PM  
**Last Modified:** Friday, November 10, 2023 2:52:58 PM  
**Time Spent:** 00:01:29  
**IP Address:** 174.247.144.5

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

---

### Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

---

# #84

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:34 PM  
**Last Modified:** Friday, November 10, 2023 2:54:12 PM  
**Time Spent:** 00:03:37  
**IP Address:** 160.2.185.141

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!  
why did you not give us more time?? I got this email at 2:30....can't read everything.

---

### Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

---

# #85

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:21 PM  
**Last Modified:** Friday, November 10, 2023 3:01:48 PM  
**Time Spent:** 00:11:27  
**IP Address:** 65.129.69.90

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

\*Create a Code of Ethics

\*Higher level of transparency with meetings & votes

\*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

---

### Q2

What changes to Star's zoning code would you like to suggest?

\*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

\*No more full rental communities (American Star)

\*Strictly limit or eliminate STRs such as Air BnB in residential communities

\*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

\*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

---

# #86

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:08:52 PM  
**Last Modified:** Friday, November 10, 2023 3:11:08 PM  
**Time Spent:** 00:02:15  
**IP Address:** 65.129.32.116

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Low Density Housing

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

---

# #87

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:10:35 PM  
**Last Modified:** Friday, November 10, 2023 3:12:45 PM  
**Time Spent:** 00:02:09  
**IP Address:** 174.230.193.47

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

---

#88

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:12:29 PM  
**Last Modified:** Friday, November 10, 2023 3:16:24 PM  
**Time Spent:** 00:03:55  
**IP Address:** 18.144.83.213

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.



#89

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:20:25 PM  
**Last Modified:** Friday, November 10, 2023 3:23:04 PM  
**Time Spent:** 00:02:39  
**IP Address:** 67.61.253.249

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:  
No more townhomes or apartments

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

---

#90

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:16 PM  
**Last Modified:** Friday, November 10, 2023 3:36:01 PM  
**Time Spent:** 00:02:45  
**IP Address:** 69.92.172.153

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

# #91

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:25:48 PM  
**Last Modified:** Friday, November 10, 2023 3:36:14 PM  
**Time Spent:** 00:10:25  
**IP Address:** 147.182.251.163

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

---

#92

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:06 PM  
**Last Modified:** Friday, November 10, 2023 3:49:56 PM  
**Time Spent:** 00:16:49  
**IP Address:** 98.97.41.10

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
  2. Establish longer time frame for public comment on all proposed development projects.
  3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
- 

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

---

# #93

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:49:15 PM  
**Last Modified:** Friday, November 10, 2023 3:54:32 PM  
**Time Spent:** 00:05:17  
**IP Address:** 63.227.246.106

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
  2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
  3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations
-

# #94

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:16:08 PM  
**Last Modified:** Friday, November 10, 2023 4:17:08 PM  
**Time Spent:** 00:01:00  
**IP Address:** 184.99.73.147

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #95

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:07:57 PM  
**Last Modified:** Friday, November 10, 2023 4:17:56 PM  
**Time Spent:** 00:09:59  
**IP Address:** 174.27.171.28

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

---

## Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

---

# #96

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:22:47 PM  
**Last Modified:** Friday, November 10, 2023 4:26:12 PM  
**Time Spent:** 00:03:25  
**IP Address:** 159.118.202.149

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

---



#97

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:36:39 PM  
**Last Modified:** Friday, November 10, 2023 4:50:51 PM  
**Time Spent:** 00:14:11  
**IP Address:** 174.27.68.103

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
  2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
- 

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
  2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
  3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
  4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.
  
  5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
  6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:05:25 PM  
**Last Modified:** Friday, November 10, 2023 8:06:41 PM  
**Time Spent:** 00:01:16  
**IP Address:** 216.21.27.76

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1  
No more storage units  
No more townhomes

---

#99

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:32:21 PM  
**Last Modified:** Friday, November 10, 2023 8:33:40 PM  
**Time Spent:** 00:01:18  
**IP Address:** 38.44.248.48

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

---

# #100

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 6:54:47 AM  
**Last Modified:** Saturday, November 11, 2023 6:56:46 AM  
**Time Spent:** 00:01:58  
**IP Address:** 98.97.117.177

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Reduce residential density

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

---

# #101

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 7:28:27 AM  
**Last Modified:** Saturday, November 11, 2023 7:30:17 AM  
**Time Spent:** 00:01:50  
**IP Address:** 104.28.116.52

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

---

## Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

---

#102

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 1:19:32 PM  
**Last Modified:** Saturday, November 11, 2023 1:23:38 PM  
**Time Spent:** 00:04:06  
**IP Address:** 12.74.220.29

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

---

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

---

# #103

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, November 12, 2023 10:29:34 AM  
**Last Modified:** Sunday, November 12, 2023 10:38:12 AM  
**Time Spent:** 00:08:38  
**IP Address:** 152.37.202.174

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

---

## Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

---



**CITY OF STAR**  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** **MAY 7, 2024 PUBLIC HEARING**

**RE:** Municipal Code Text Amendment



**APPLICANT**

City of Star

**REQUEST**

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

**APPLICATION REQUIREMENTS, NOTICING & MEETINGS**

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024



**ZONING ORDINANCE STANDARDS**

**1-1-3: Amendments**

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

**8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:**

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

- 1. The text amendment complies with the applicable provisions of the comprehensive plan;
- 2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

**STAFF REVIEW FOR COUNCIL**

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.



**Staff has provided Council with the following information:**

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

# HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

## TITLE 8 UNIFIED DEVELOPMENT CODE

### CHAPTER 1

#### ADMINISTRATION

#### ARTICLE A. APPLICATION PROCESSING

##### **8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:**

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next public hearing city council meeting date, following any pertinent ~~the notice requirements~~ provided by ~~sub~~section 8-1A-6E.

##### **8-1A-6: PUBLIC HEARING PROCESS:**

A. The following applications require public hearings: Annexation and zoning, deannexation, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, vacations, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than twelve ~~three~~ (312) months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

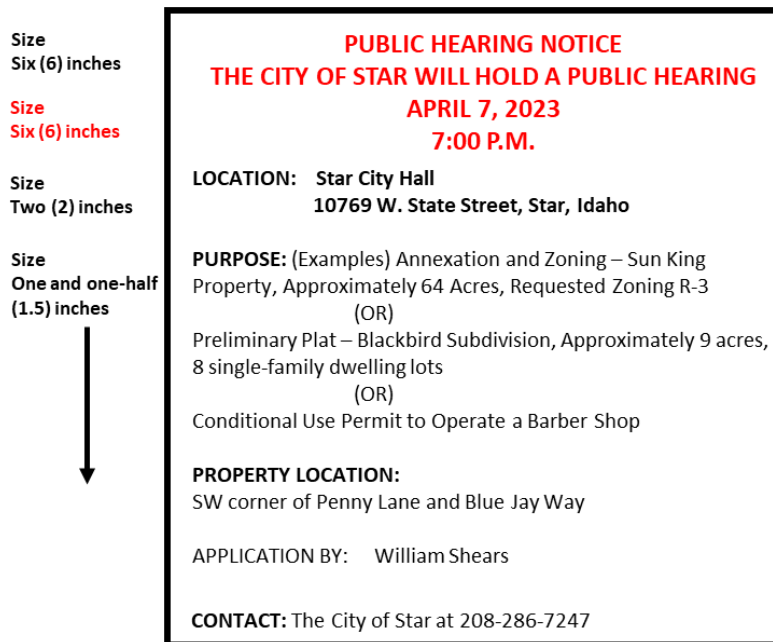
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)  
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

### **8-1A-8: INDEFINITE DEFERRAL PROCESS:**

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

## **ARTICLE B**

### **APPLICATION CRITERIA**

#### **8-1B-1: ANNEXATION, DEANNEXATION, AND ZONING; REZONE:**

#### **8-1B-8: VACATION OF PLATS:**

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted

until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

#### **8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:**

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, not to exceed one (1) year.

**8-1B-4: CONDITIONAL USES:**

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

**8-1B-7: ADMINISTRATIVE DESIGN REVIEW:**

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

**8-1B-8: VACATIONS OF PLATS:**

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

**ARTICLE C. SURETY AGREEMENTS****8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A all work shall be completed and surety release requested within one (1) year of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.



## ARTICLE D

### IMPLEMENTATION PROVISIONS

#### 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

## ARTICLE E

### DEFINITIONS

#### 8-1E-1: TERMS DEFINED:

**ACCESSORY STRUCTURE:** A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

**BUILD TO RENT COMMUNITY (BTR):** Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

**COMMON DRIVE:** Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

**EVENTS/~~ENTERTAINMENT CENTER-FACILITY~~.** PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

## CHAPTER 3

### ZONING DISTRICT STANDARDS

#### ARTICLE A

##### DISTRICTS ESTABLISHED

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

<b><u>ZONING DISTRICT USES</u></b>												
<b>USES</b>	<b>A</b>	<b>RR</b>	<b>R</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>LO</b>	<b>LI</b>	<b>PS</b>	<b>MU</b>	<b>RC</b>	
Church or place of religious worship	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	C	<del>N</del> <u>C</u>	C	C	C	N	<del>C</del>	C	N	
Convenience store	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	N	C	C	
Event/ <del>Entertainment Center Facility</del> , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
<del>Fireworks Stands</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>P</del>	<del>N</del>	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	<del>P</del> <u>C</u>	C	P	N	C	N	
<del>Institution</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	
<del>Lagoon</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>N</del>	
<del>Multiple Use Building</del> <u>1</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>C</del>	<del>C</del>	
Shopping <u>or Commercial</u> center	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	N	N	N	C	N	

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front <sup>(1)</sup></b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
CBD	35' / <u>60'</u> <sup>5</sup>	0'	0'	0' <sup>4</sup>	0'
C-1	35'	20'	5'	0' <sup>4</sup>	20'
C-2	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
LO	35'	20'	10'	0' <sup>4</sup>	20'
IL	35' / <u>60'</u> <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
MU	35' / <u>60'</u> <sup>5</sup>	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			

## Notes:

2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~H LI~~, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

## Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

## ARTICLE B

### ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

#### 8-3B-3: RESIDENTIAL DISTRICTS:

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



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

between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
  - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
  - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
  - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
  - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

## ARTICLE C

### ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access

points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

F. Site Improvements:

3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations.

Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

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

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



- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**ARTICLE E**

**ADDITIONAL MIXED-USE DISTRICT STANDARDS**

**8-3E-1: MU MIXED USE DISTRICT:**

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- L. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

**CHAPTER 4**

**ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS**

**ARTICLE A. PERFORMANCE STANDARDS**

**8-4A-1: PURPOSE:**

**8-4A-2: APPLICABILITY:**

**8-4A-3: ACCESSORY STRUCTURES:**

**8-4A-4: ADDRESS NUMBERING:**

**8-4A-5: BIKEWAYS:**

**8-4A-6: BUILDING PERMITS:**

**8-4A-6-7: CLEAR VISION TRIANGLE:**

**8-4A-7 8: OBJECTIONAL CONDITIONS:****8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:****8-4A-9 10: ENCLOSED TRASH AREA:****8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:**

**8-4A-6: BUILDING PERMITS:** Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

**8-4A-1011: FENCES:**

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

**8-4A-1112: GRADING:**

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

**8-4A-1718: SIDEWALKS AND PARKWAYS:**

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS <sup>1</sup>	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum <del>6</del> 8 Foot ( <del>6</del> 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

**8-4A-1819: TRAVELING SLEEPING QUARTERS:**

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

**8-4A-20 21: MAILBOXES:**

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

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

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

ARTICLE C

TEMPORARY USE REQUIREMENTS

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

**8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

**8-4E-2: STANDARDS:**

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

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

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

Chapter 5

SPECIFIC USE STANDARDS

**8-5-15: EVENTS/ENTERTAINMENT FACILITY:**

**8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:**

**8-5-23: MULTIPLE USE BUILDING:**

**8-5-13: DRIVE-THROUGH ESTABLISHMENT:**

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.

**8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:**

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

### **8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

#### A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
  - a. Temporary street signage;
  - b. Temporary streetlights;
  - c. Street addressing for emergency services and building inspections;
  - d. Temporary fire flows;
  - e. Snow removal plan.
  - f. Star Fire District Approval

### **8-5-23: MULTIPLE USE BUILDING:**

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

#### A. General Standards:

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

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

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

**8-5-~~2729~~: SECONDARY DWELLING UNIT:**

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

**8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

## CHAPTER 6

### SUBDIVISION REGULATIONS

#### ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

**8-6A-3: PRELIMINARY PLAT PROCESS:**

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.



**8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:**

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

**8-6A-8: TERM OF APPROVALS:**

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

**ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS****8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~C~~H4 approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

## CHAPTER 8

### DESIGN AND DEVELOPMENT STANDARDS

#### ARTICLE A. SIGN STANDARDS

##### 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

## HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

### STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

#### TITLE 3 HEALTH AND SANITATION

##### 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

##### 3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property<sup>1</sup>.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

## TITLE 4 PUBLIC SAFETY

### 4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

### 4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
  - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
  - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
  - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
  - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
  - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
  - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
  - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
  - c. An animal attacks other animals;
  - d. An animal trespasses upon public or private property in such a manner as to damage the property;
  - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
  - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

- 7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
- 8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
  1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
  2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
  3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.



#### **4-4-4: Maintenance Of Farm Animals Within City**

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
  - A. Minimum Lot Size: Minimum lot size is twenty five thousand (25,000) twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
  - B. Location Of Housing Structure: No structure to house the animal or bees is within twenty-five feet (25') of a property line.
  - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
  - D. Lot Size Per Number Of Animals: Given the following land area, either on one lot or a combination of adjacent lots within one ownership, the following agricultural animals may be kept:
    1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (0.51.0) acre of area available for the animal's occupancy; and
    2. Swine of any kind are not allowed in the Star city limits. and
    3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
    4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
    5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
    6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
    7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
    8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. ~~Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.~~

#### 4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

#### **4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

#### **4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

**4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:**

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

**TITLE 5 MOTOR VEHICLE AND TRAFFIC****5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

**5-2-7: Extended Parking Prohibited**

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

## TITLE 7 BUILDING REGULATIONS

### **CHAPTER 1 BUILDING CODES AND REGULATIONS**

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

### **7-1-5: Building Codes Adopted; Regulations; Permits**

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
  - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
  - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
  - a. In each new attached enclosed garage.
  - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

### **7-1-6: National Electrical Code: Regulations; Permits**

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

### **7-1-8: International Fire Code**

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

### **7-1-89: Copies Of Adopted Codes On File**

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

**Shawn Nickel**

---

**From:** Becky McKay <Beckym@engsol.org>  
**Sent:** Thursday, April 25, 2024 11:03 AM  
**To:** Shawn Nickel  
**Subject:** RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7<sup>th</sup>.

Thank you for working with development sector on this code update.

Becky McKay, Partner  
Engineering Solutions LLP  
1029 N Rosario St. #100  
Meridian, ID 83642.  
208-938-0980



---

**From:** Shawn Nickel <snickel@staridaho.org>  
**Sent:** Wednesday, April 24, 2024 1:41 PM  
**To:** Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>  
**Subject:** RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**

# #1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 26, 2023 6:35:03 PM  
**Last Modified:** Thursday, October 26, 2023 6:39:18 PM  
**Time Spent:** 00:04:15  
**IP Address:** 75.174.107.208

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

---

## Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

---

# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 2:39:50 PM  
**Last Modified:** Friday, October 27, 2023 2:52:33 PM  
**Time Spent:** 00:12:42  
**IP Address:** 38.44.251.124

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:  
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

---



# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 7:11:22 PM  
**Last Modified:** Friday, October 27, 2023 7:13:58 PM  
**Time Spent:** 00:02:36  
**IP Address:** 172.56.201.73

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

---

# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:06:07 AM  
**Last Modified:** Saturday, October 28, 2023 7:16:24 AM  
**Time Spent:** 00:10:17  
**IP Address:** 65.129.66.231

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

**GRAFFITI:** Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

**JUNK VEHICLE:** Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

**NUISANCE:** Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

**Abateable Nuisance:** Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

**General Nuisance:** Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

**NUISANCE MATERIALS:** Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing authority.

authority.

**NUISANCE WEEDS:** Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

**4-1-2: RESPONSIBLE PARTY:**

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:38:06 AM  
**Last Modified:** Saturday, October 28, 2023 7:40:55 AM  
**Time Spent:** 00:02:48  
**IP Address:** 63.156.228.228

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

---

### Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

---

# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 2:08:38 PM  
**Last Modified:** Saturday, October 28, 2023 2:14:33 PM  
**Time Spent:** 00:05:55  
**IP Address:** 159.118.200.69

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

---

# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 3:00:07 PM  
**Last Modified:** Saturday, October 28, 2023 3:03:12 PM  
**Time Spent:** 00:03:05  
**IP Address:** 159.118.193.154

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

---

# #8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 4:20:49 PM  
**Last Modified:** Saturday, October 28, 2023 4:27:39 PM  
**Time Spent:** 00:06:50  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

---



# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 29, 2023 8:28:17 AM  
**Last Modified:** Sunday, October 29, 2023 8:30:32 AM  
**Time Spent:** 00:02:14  
**IP Address:** 66.62.151.221

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

---

### Q2

What changes to Star's zoning code would you like to suggest?

Same as above

---

# #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 30, 2023 10:00:41 AM  
**Last Modified:** Monday, October 30, 2023 10:04:16 AM  
**Time Spent:** 00:03:34  
**IP Address:** 75.174.170.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:08:18 AM  
**Last Modified:** Tuesday, October 31, 2023 7:09:41 AM  
**Time Spent:** 00:01:22  
**IP Address:** 104.28.85.155

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

---

# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:11:22 PM  
**Last Modified:** Tuesday, October 31, 2023 12:12:34 PM  
**Time Spent:** 00:01:11  
**IP Address:** 65.158.153.210

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

---

### Q2

What changes to Star's zoning code would you like to suggest?

N/A

---

# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:30:30 PM  
**Last Modified:** Tuesday, October 31, 2023 12:32:30 PM  
**Time Spent:** 00:01:59  
**IP Address:** 67.41.44.210

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:11:18 PM  
**Last Modified:** Tuesday, October 31, 2023 1:23:38 PM  
**Time Spent:** 00:12:19  
**IP Address:** 204.229.1.125

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acerage.

---

# #15

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:31:37 PM  
**Last Modified:** Tuesday, October 31, 2023 1:35:28 PM  
**Time Spent:** 00:03:51  
**IP Address:** 38.44.249.241

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #16

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:37:21 PM  
**Last Modified:** Tuesday, October 31, 2023 1:38:18 PM  
**Time Spent:** 00:00:57  
**IP Address:** 38.44.249.85

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #17

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:50:57 PM  
**Last Modified:** Tuesday, October 31, 2023 1:52:26 PM  
**Time Spent:** 00:01:29  
**IP Address:** 204.229.1.125

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

---

# #18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:17:11 PM  
**Last Modified:** Tuesday, October 31, 2023 2:20:30 PM  
**Time Spent:** 00:03:18  
**IP Address:** 174.230.194.27

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

---

# #19

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:44:36 PM  
**Time Spent:** 00:00:31  
**IP Address:** 69.92.71.29

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #20

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:46:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:49:19 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.117.63.76

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

# #21

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:35 PM  
**Last Modified:** Tuesday, October 31, 2023 3:07:01 PM  
**Time Spent:** 00:22:25  
**IP Address:** 69.9.58.192

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example ..... we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home .... That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

### Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration .... CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

# #22

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:14:44 PM  
**Last Modified:** Tuesday, October 31, 2023 3:16:14 PM  
**Time Spent:** 00:01:30  
**IP Address:** 69.9.58.192

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage .... Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #23

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 3:28:15 PM  
**Time Spent:** 00:06:44  
**IP Address:** 174.27.193.40

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

[https://meridiancity.org/media/xayf1z2x/mobile\\_sales\\_unit\\_brochure.pdf](https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf)

2) No HOA can restrict amount of chickens or livestock

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #24

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:43:21 PM  
**Last Modified:** Tuesday, October 31, 2023 3:53:16 PM  
**Time Spent:** 00:09:55  
**IP Address:** 173.47.19.251

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

---



# #25

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:09:39 PM  
**Last Modified:** Tuesday, October 31, 2023 4:15:04 PM  
**Time Spent:** 00:05:25  
**IP Address:** 166.205.132.64

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

---

# #26

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:24:00 PM  
**Last Modified:** Tuesday, October 31, 2023 4:26:49 PM  
**Time Spent:** 00:02:48  
**IP Address:** 174.247.155.218

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #27

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:33:31 PM  
**Last Modified:** Tuesday, October 31, 2023 5:34:45 PM  
**Time Spent:** 00:01:13  
**IP Address:** 24.117.229.82

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

# #28

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:37:29 PM  
**Last Modified:** Tuesday, October 31, 2023 5:41:10 PM  
**Time Spent:** 00:03:40  
**IP Address:** 174.230.196.44

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
  - I'd suggest no more than 10 hens
  - No roosters
  - Must be confined to your property
  - Like having dogs, you are responsible for keeping the coop clean
- 

### Q2

What changes to Star's zoning code would you like to suggest?

See above

I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!

---

# #29

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:48:01 PM  
**Last Modified:** Tuesday, October 31, 2023 6:50:55 PM  
**Time Spent:** 00:02:53  
**IP Address:** 67.60.113.35

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

---

### Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

---

# #30

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:54:59 PM  
**Last Modified:** Tuesday, October 31, 2023 6:57:28 PM  
**Time Spent:** 00:02:29  
**IP Address:** 69.92.70.6

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

---

# #31

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 7:22:03 PM  
**Time Spent:** 00:00:32  
**IP Address:** 172.58.144.13

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

---

### Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

---

# #32

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:13:52 PM  
**Last Modified:** Wednesday, November 01, 2023 7:04:27 AM  
**Time Spent:** 13:50:35  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

---



# #33

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 7:06:58 AM  
**Last Modified:** Wednesday, November 01, 2023 7:10:12 AM  
**Time Spent:** 00:03:14  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

---

# #34

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:07:00 AM  
**Last Modified:** Wednesday, November 01, 2023 10:09:11 AM  
**Time Spent:** 00:02:11  
**IP Address:** 69.92.70.250

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #35

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:13:20 AM  
**Last Modified:** Wednesday, November 01, 2023 10:16:30 AM  
**Time Spent:** 00:03:10  
**IP Address:** 174.204.0.159

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

---

# #36

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 11:54:18 AM  
**Last Modified:** Wednesday, November 01, 2023 11:55:05 AM  
**Time Spent:** 00:00:46  
**IP Address:** 184.99.103.189

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

---

# #37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 3:52:52 PM  
**Last Modified:** Wednesday, November 01, 2023 3:55:36 PM  
**Time Spent:** 00:02:43  
**IP Address:** 174.247.148.79

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#38

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 8:18:38 AM  
**Last Modified:** Thursday, November 02, 2023 8:22:41 AM  
**Time Spent:** 00:04:02  
**IP Address:** 173.207.90.188

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #39

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 4:24:04 PM  
**Last Modified:** Thursday, November 02, 2023 4:24:40 PM  
**Time Spent:** 00:00:36  
**IP Address:** 24.119.100.191

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

---

# #40

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, November 06, 2023 8:29:02 PM  
**Last Modified:** Monday, November 06, 2023 8:35:17 PM  
**Time Spent:** 00:06:15  
**IP Address:** 75.174.98.99

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---



# #41

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 9:58:35 AM  
**Last Modified:** Tuesday, November 07, 2023 10:03:12 AM  
**Time Spent:** 00:04:37  
**IP Address:** 69.9.49.78

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #42

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 10:52:16 AM  
**Last Modified:** Tuesday, November 07, 2023 11:07:52 AM  
**Time Spent:** 00:15:36  
**IP Address:** 96.19.188.105

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.  
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

---

# #43

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 5:23:18 PM  
**Last Modified:** Tuesday, November 07, 2023 5:24:25 PM  
**Time Spent:** 00:01:06  
**IP Address:** 75.174.114.64

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

---

## Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

---

# #44

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 11:06:29 AM  
**Last Modified:** Wednesday, November 08, 2023 11:07:50 AM  
**Time Spent:** 00:01:21  
**IP Address:** 38.44.250.214

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #45

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 5:13:23 PM  
**Last Modified:** Wednesday, November 08, 2023 5:16:43 PM  
**Time Spent:** 00:03:19  
**IP Address:** 75.174.172.111

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

---

### Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

---

# #46

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 2:05:24 PM  
**Last Modified:** Thursday, November 09, 2023 2:10:10 PM  
**Time Spent:** 00:04:45  
**IP Address:** 69.92.69.184

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings )

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

---

# #47

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 7:29:24 PM  
**Last Modified:** Thursday, November 09, 2023 7:56:51 PM  
**Time Spent:** 00:27:26  
**IP Address:** 75.174.120.112

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

---

### Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

---

# #48

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:20:53 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:17 PM  
**Time Spent:** 00:05:23  
**IP Address:** 184.99.108.197

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

---



# #49

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:23:46 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:52 PM  
**Time Spent:** 00:03:06  
**IP Address:** 38.18.212.139

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #50

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:16:58 PM  
**Last Modified:** Thursday, November 09, 2023 9:20:40 PM  
**Time Spent:** 00:03:42  
**IP Address:** 184.99.104.172

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance ( setbacks ) between the new developments and the space between each house. Too many cookie cutter developments going in .

---

# #51

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:53:30 PM  
**Last Modified:** Thursday, November 09, 2023 10:01:17 PM  
**Time Spent:** 00:07:46  
**IP Address:** 96.19.21.253

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

---

# #52

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 10:32:48 PM  
**Last Modified:** Thursday, November 09, 2023 10:34:32 PM  
**Time Spent:** 00:01:44  
**IP Address:** 104.245.22.138

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

---

### Q2

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

---

# #53

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:49:17 AM  
**Last Modified:** Friday, November 10, 2023 4:51:17 AM  
**Time Spent:** 00:01:59  
**IP Address:** 65.129.121.111

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #54

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 7:13:30 AM  
**Last Modified:** Friday, November 10, 2023 7:14:30 AM  
**Time Spent:** 00:01:00  
**IP Address:** 75.174.106.87

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

---

## Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

---

#55

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 6:53:02 AM  
**Last Modified:** Friday, November 10, 2023 7:55:00 AM  
**Time Spent:** 01:01:57  
**IP Address:** 142.0.220.227

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

---

## Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

---

# #56

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 11:15:56 AM  
**Last Modified:** Friday, November 10, 2023 11:36:55 AM  
**Time Spent:** 00:20:59  
**IP Address:** 174.27.68.103

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

---



# #57

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:11:29 PM  
**Last Modified:** Friday, November 10, 2023 12:20:46 PM  
**Time Spent:** 00:09:17  
**IP Address:** 173.207.126.32

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #58

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:21:42 PM  
**Last Modified:** Friday, November 10, 2023 12:24:15 PM  
**Time Spent:** 00:02:32  
**IP Address:** 174.27.69.9

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Create a Planning and Zoning Commission
  - Creating a Code of Ethics
  - Have Date on Public Hearing Signs large and bold for us to read
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects
  - Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
  - Have a list of developments approved in the project
  - Make public records requests available online
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.
-

#59

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:20:00 PM  
**Last Modified:** Friday, November 10, 2023 12:27:08 PM  
**Time Spent:** 00:07:07  
**IP Address:** 216.21.25.198

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

---

Q2

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

---

# #60

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:26:51 PM  
**Last Modified:** Friday, November 10, 2023 12:33:45 PM  
**Time Spent:** 00:06:53  
**IP Address:** 173.207.23.223

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

---

# #61

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:39 PM  
**Last Modified:** Friday, November 10, 2023 12:35:30 PM  
**Time Spent:** 00:00:50  
**IP Address:** 159.118.200.104

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #62

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:04 PM  
**Last Modified:** Friday, November 10, 2023 12:35:36 PM  
**Time Spent:** 00:03:31  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Planning and Zoning Commission
  - Create a Code of Ethics
  - Redo the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- Have Date on Public Hearing Signs large and bold for us to read.
  - Create online list/access to development information (including applications, plat maps, and all public information submitted)
  - Create online map of approved development to see upcoming projects.
  - Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.
-

# #63

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:17 PM  
**Last Modified:** Friday, November 10, 2023 12:36:02 PM  
**Time Spent:** 00:03:45  
**IP Address:** 52.8.21.134

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
-



#64

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:36:32 PM  
**Last Modified:** Friday, November 10, 2023 12:37:28 PM  
**Time Spent:** 00:00:55  
**IP Address:** 174.27.141.15

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

## Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #65

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:37 PM  
**Last Modified:** Friday, November 10, 2023 12:41:29 PM  
**Time Spent:** 00:06:51  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more multi-family apartments/townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

---

# #66

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:52:20 PM  
**Last Modified:** Friday, November 10, 2023 12:58:28 PM  
**Time Spent:** 00:06:08  
**IP Address:** 65.129.56.183

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

---

# #67

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:57:35 PM  
**Last Modified:** Friday, November 10, 2023 12:59:19 PM  
**Time Spent:** 00:01:43  
**IP Address:** 65.129.124.143

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

---

#68

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:02:35 PM  
**Last Modified:** Friday, November 10, 2023 1:06:45 PM  
**Time Spent:** 00:04:09  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

---

#69

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:10:12 PM  
**Last Modified:** Friday, November 10, 2023 1:10:29 PM  
**Time Spent:** 00:00:17  
**IP Address:** 75.174.170.159

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

# #70

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:01:55 PM  
**Last Modified:** Friday, November 10, 2023 1:10:55 PM  
**Time Spent:** 00:09:00  
**IP Address:** 65.129.63.51

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Establish a Planning and Zoning Commission
- Creating a Code of Ethics
- Term limits for mayor (8 yr max)
- Require developers to fund side walks, bike lanes, road expansion "before" the construction

### Q2

What changes to Star's zoning code would you like to suggest?

- More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)
- More side walks (what happen to safety first)
- More parks (less homes), How about a enormous pool (not splash pad).
- Bike lanes?
- Modify the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
- Have Date on Public Hearing Signs large and bold for us to read
- Create online list/access to development information (including applications, plat maps, and all public information submitted)
- Create online map of approved development to see upcoming projects
- Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

#71

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:31:43 PM  
**Last Modified:** Friday, November 10, 2023 1:37:02 PM  
**Time Spent:** 00:05:18  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

---

Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

---



#72

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:38:32 PM  
**Last Modified:** Friday, November 10, 2023 1:39:18 PM  
**Time Spent:** 00:00:45  
**IP Address:** 174.27.163.57

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
-

# #73

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:49:51 PM  
**Last Modified:** Friday, November 10, 2023 1:51:40 PM  
**Time Spent:** 00:01:48  
**IP Address:** 24.119.55.30

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

---

#74

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:56:59 PM  
**Last Modified:** Friday, November 10, 2023 1:58:06 PM  
**Time Spent:** 00:01:06  
**IP Address:** 142.0.221.12

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
- No more townhomes
- More diversified commercial

# #75

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:05:26 PM  
**Last Modified:** Friday, November 10, 2023 2:09:03 PM  
**Time Spent:** 00:03:37  
**IP Address:** 173.239.254.189

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

---

## Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

---

# #76

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:10:19 PM  
**Last Modified:** Friday, November 10, 2023 2:12:24 PM  
**Time Spent:** 00:02:04  
**IP Address:** 104.28.111.208

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

---

#77

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:12:58 PM  
**Last Modified:** Friday, November 10, 2023 2:19:59 PM  
**Time Spent:** 00:07:01  
**IP Address:** 159.118.202.149

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

---

# #78

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:25:52 PM  
**Last Modified:** Friday, November 10, 2023 2:25:58 PM  
**Time Spent:** 00:00:06  
**IP Address:** 69.92.172.247

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
2. Creating a Code of Ethics
3. Redoing the comprehensive plan with lower density
  - No more storage units
  - No more townhomes
  - More diversified commercial
4. Have Date on Public Hearing Signs large and bold for us to read
5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
6. Create online map of approved development to see upcoming projects
7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #79

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:22:44 PM  
**Last Modified:** Friday, November 10, 2023 2:26:05 PM  
**Time Spent:** 00:03:20  
**IP Address:** 75.174.82.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

---



# #80

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:34:31 PM  
**Last Modified:** Friday, November 10, 2023 2:36:19 PM  
**Time Spent:** 00:01:47  
**IP Address:** 173.207.183.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

---

# #81

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:01 PM  
**Last Modified:** Friday, November 10, 2023 2:46:36 PM  
**Time Spent:** 00:02:35  
**IP Address:** 38.44.249.206

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.  
Better roads that can handle the influx of traffic.

---

# #82

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:20 PM  
**Last Modified:** Friday, November 10, 2023 2:48:17 PM  
**Time Spent:** 00:03:57  
**IP Address:** 12.74.220.3

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.

Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

---

# #83

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:51:29 PM  
**Last Modified:** Friday, November 10, 2023 2:52:58 PM  
**Time Spent:** 00:01:29  
**IP Address:** 174.247.144.5

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

---

## Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

---

# #84

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:34 PM  
**Last Modified:** Friday, November 10, 2023 2:54:12 PM  
**Time Spent:** 00:03:37  
**IP Address:** 160.2.185.141

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!  
why did you not give us more time?? I got this email at 2:30....can't read everything.

---

### Q2

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

---

#85

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:21 PM  
**Last Modified:** Friday, November 10, 2023 3:01:48 PM  
**Time Spent:** 00:11:27  
**IP Address:** 65.129.69.90

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

\*Create a Code of Ethics

\*Higher level of transparency with meetings & votes

\*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

---

## Q2

What changes to Star's zoning code would you like to suggest?

\*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

\*No more full rental communities (American Star)

\*Strictly limit or eliminate STRs such as Air BnB in residential communities

\*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

\*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

---

# #86

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:08:52 PM  
**Last Modified:** Friday, November 10, 2023 3:11:08 PM  
**Time Spent:** 00:02:15  
**IP Address:** 65.129.32.116

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Low Density Housing

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

---

# #87

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:10:35 PM  
**Last Modified:** Friday, November 10, 2023 3:12:45 PM  
**Time Spent:** 00:02:09  
**IP Address:** 174.230.193.47

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

---



#88

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:12:29 PM  
**Last Modified:** Friday, November 10, 2023 3:16:24 PM  
**Time Spent:** 00:03:55  
**IP Address:** 18.144.83.213

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

---

#89

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:20:25 PM  
**Last Modified:** Friday, November 10, 2023 3:23:04 PM  
**Time Spent:** 00:02:39  
**IP Address:** 67.61.253.249

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:  
No more townhomes or apartments

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

---

#90

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:16 PM  
**Last Modified:** Friday, November 10, 2023 3:36:01 PM  
**Time Spent:** 00:02:45  
**IP Address:** 69.92.172.153

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

---

# #91

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:25:48 PM  
**Last Modified:** Friday, November 10, 2023 3:36:14 PM  
**Time Spent:** 00:10:25  
**IP Address:** 147.182.251.163

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

---

### Q2

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

---

#92

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:06 PM  
**Last Modified:** Friday, November 10, 2023 3:49:56 PM  
**Time Spent:** 00:16:49  
**IP Address:** 98.97.41.10

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
  2. Establish longer time frame for public comment on all proposed development projects.
  3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
- 

Q2

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

---

# #93

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:49:15 PM  
**Last Modified:** Friday, November 10, 2023 3:54:32 PM  
**Time Spent:** 00:05:17  
**IP Address:** 63.227.246.106

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

**Q2**  
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations

# #94

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:16:08 PM  
**Last Modified:** Friday, November 10, 2023 4:17:08 PM  
**Time Spent:** 00:01:00  
**IP Address:** 184.99.73.147

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

# #95

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:07:57 PM  
**Last Modified:** Friday, November 10, 2023 4:17:56 PM  
**Time Spent:** 00:09:59  
**IP Address:** 174.27.171.28

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

---

## Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

---



# #96

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:22:47 PM  
**Last Modified:** Friday, November 10, 2023 4:26:12 PM  
**Time Spent:** 00:03:25  
**IP Address:** 159.118.202.149

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

---

#97

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:36:39 PM  
**Last Modified:** Friday, November 10, 2023 4:50:51 PM  
**Time Spent:** 00:14:11  
**IP Address:** 174.27.68.103

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
  2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
- 

Q2

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
  2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
  3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
  4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.
  
  5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
  6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

#98

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:05:25 PM  
**Last Modified:** Friday, November 10, 2023 8:06:41 PM  
**Time Spent:** 00:01:16  
**IP Address:** 216.21.27.76

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1  
No more storage units  
No more townhomes

---

#99

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:32:21 PM  
**Last Modified:** Friday, November 10, 2023 8:33:40 PM  
**Time Spent:** 00:01:18  
**IP Address:** 38.44.248.48

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

---

# #100

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 6:54:47 AM  
**Last Modified:** Saturday, November 11, 2023 6:56:46 AM  
**Time Spent:** 00:01:58  
**IP Address:** 98.97.117.177

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

---

## Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

---

# #101

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 7:28:27 AM  
**Last Modified:** Saturday, November 11, 2023 7:30:17 AM  
**Time Spent:** 00:01:50  
**IP Address:** 104.28.116.52

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

---

### Q2

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

---

#102

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 1:19:32 PM  
**Last Modified:** Saturday, November 11, 2023 1:23:38 PM  
**Time Spent:** 00:04:06  
**IP Address:** 12.74.220.29

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

---

Q2

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

---

# #103

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, November 12, 2023 10:29:34 AM  
**Last Modified:** Sunday, November 12, 2023 10:38:12 AM  
**Time Spent:** 00:08:38  
**IP Address:** 152.37.202.174

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

---

## Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

---



# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **June 4, 2024** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Erlebach Properties

Files #'s AZ-24-02

DA-24-02 Development Agreement

PR-24-01 Private Road

**Applicant/Representative:** David C. Erlebach 17050 Stiehl Creek, Nampa, Idaho 83687

**Owner:** David C. Erlebach

**Action:** The Applicant is requesting approval of an Annexation & Rezone (R1), Development Agreement and private road consisting of 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots.

**Property Location:** The subject property is generally located north of Foothills Rd. and west of Can Ada Rd. Canyon County Parcel No. R33774014 & R33774011

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

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

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)



**CITY OF STAR**  
**LAND USE STAFF REPORT**

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department *Shawn T. Mink*

**MEETING DATE:** **June 4, 2024 – PUBLIC HEARING**  
**FILE(S) #:** AZ-24-02 Annexation and Zoning  
DA-24-02 Development Agreement  
PR-24-01 Private Road

**OWNER/APPLICANT/REPRESENTATIVE**

**Applicant/Property Owner:**  
David C. Erlebach  
17050 Stiehl Creek Drive  
Nampa, Idaho 83687

**REQUEST**

**Request:** The Applicant is requesting approval of an Annexation & Zoning (R-1), Development Agreement and Private Street on 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots.

**PROPERTY INFORMATION**

**Property Location:** The subject property is generally located north of Foothills Rd. and west of Can Ada Rd. Canyon County Parcel No. R33774014 & R33774011.

**Surrounding Land Use/Designations:**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	AG (Canyon County)	Low Density Residential	Agricultural/Single Family Residential
<b>Proposed</b>	Residential (R-1-DA)	Low Density Residential	Agricultural/Single Family Residential
<b>North of site</b>	AG (Canyon County)	Low Density Residential	Vacant
<b>South of site</b>	AG (Canyon County)	Low Density Residential	Agricultural/Single Family Residential
<b>East of site</b>	RUT (Ada County)	Estate Rural Residential	Agricultural/Single Family Residential
<b>West of site</b>	AG (Canyon County)	Low Density Residential	Vacant with outbuildings

**Existing Site Characteristics:** The property is currently under development for single-family residential homes.

**Irrigation/Drainage District(s):** Farmer’s Union Ditch Company  
P.O. Box 1474  
Eagle, Idaho 83616

**Flood Zone:** This property is not located in a Special Flood Hazzard Area.  
Flood Zone: Zone X  
FEMA FIRM Panel Number: 16027C0257F & 16027C0259G  
Effective Date: 5/24/2011 & 6/7/2019

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – Yes.
- ✪ Stream/Creek – Seasonal Irrigation.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	December 19, 2023
Neighborhood Meeting Held	January 10, 2024
Application Submitted & Fees Paid	February 5, 2024
Application Accepted	April 2, 2024
Residents within 300' Notified	May 15, 2024
Agencies Notified	April 2, 2024
Legal Notice Published	May 19, 2024
Property Posted	May 23, 2024

**HISTORY**

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

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

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

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

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

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

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**

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

<b>ZONING DISTRICT USES</b>	<b>A</b>	<b>R-R</b>	<b>R</b>
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	<b>P</b>
Two-family duplex	N	N	P

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
R-1	35'	30'	30'	10'	20'

#### Notes:

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

#### 8-3B-3: RESIDENTIAL DISTRICTS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. When development is planned with lots that directly abut existing lots within a Rural Residential area, or "Special Transition Overlay Area" as shown on the Comprehensive Plan Land Use map, an appropriate transition shall be provided for the two abutting residential lot types. A transition shall take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include

the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

- C. Urban style development, as guided by provisions within the compressive plan and this Title, is required to limit urban sprawl, however, densities of no more than 1 to 2 dwelling units per acre are to be designed within the floodplain, ridgeline developable areas and hillside developable areas (both as defined within the comprehensive plan).
- D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.
- E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.
- F. All new residential, accessory uses or additions/remodels within the residential zones shall pave all unpaved driveways to the home.
- G. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.
- H. In any development that requires a traffic signal as part of the approval process, the developer shall be responsible for providing an Emergency Opticom System to the intersection.
- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
  - a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
  - b. Subdivision CC&R's preventing further redevelopment.
  - c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

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

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

**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: 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 gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 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 less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council.** Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
- 5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Open Space: The following may qualify to meet the common 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;
  - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
  - d. A plaza.
- 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.

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.
  - b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 5% 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;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Low Density Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 1 dwelling unit per acre.

It is the intent of this land use designation to provide larger lots and help transition from higher densities to the Rural Residential land uses, typically to the north of the City. Densities may be limited due to the availability of infrastructure however sewer and water may be extended to serve these properties where available, and wells and septic systems may be permitted for lots in this land use designation if approved by the applicable Health Department. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. Clustering is allowed to preserve open space.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

**8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:**

- A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivide in the future.

**8.5.9 Additional Land Use Component Policies:**

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

**18.4 Implementation Policies:**

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

**PROJECT OVERVIEW**

**ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) on 32.64 acres. This zoning district would allow for a maximum residential density of 1 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the future, however the Applicant will be installing a well and septic tank for each of the proposed residential lots. The property will be accessed from N. Can Ada Road, as it is today. The rezone request includes a development agreement.

The property owner’s intent is to annex and zone the property and then modify the property lines, through two one-time property divisions, to better suit the current property, while maintaining four parcels. The owner intends to keep the parcels and build a new home on each newly created parcel. The newly created lots will all have frontage on the newly created private streets. Parcel 4 (Lot #4) will take access from a private street originating from Foothill Road. Council should discuss whether to condition sidewalks along N. Can Ada Road and Foothill Road, given this is a rural development.

**DEVELOPMENT AGREEMENT**

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

- Density
- Future Development
- Sidewalk along Can Ada Road/Foothill Road
- ITD Proportionate Share Fees
- Fire District requirements for Sprinklers in houses

**AGENCY RESPONSES**

ITD	April 17, 2024
Fire District	April 24, 2024
Intermountain Gas Co.	April 26, 2024
DEQ	April 8, 2024
Highway Dist. 4	May 21, 2024

**PUBLIC RESPONSES**

No public comments have been received.

**STAFF ANALYSIS AND RECOMMENDATION**

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 1.0 dwelling unit per 8 acres is within the allowable maximum of 1 unit per acre on the Low Density Residential Comprehensive Plan Future Land Use Map. Highway District #4 has provided input on the project and the stated requirements will need to be met prior to issuing a certificate of occupancy on any of the residences.

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

**FINDINGS**

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

**ANNEXATION/REZONE FINDINGS:**

1. The map amendment complies with the applicable provisions of the Comprehensive Plan. *The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

*The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.*

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

*The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for*

*access to newly subdivided or split property.*

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

*The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.*

- 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

*The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*

- 5. The annexation is in the best interest of the city.

*The Council must find that this annexation is reasonably necessary for the orderly development of the City.*

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File Number AZ-24-02, DA-24-02 and PR-24-01 for the David C. Erlebach property on \_\_\_\_\_, 2024.





## **ERLEBACH PROPERTIES**

### **PROPOSED PROJECT NARRATIVE**

A narrative description of proposed project and existing uses at the site are described below:

#### **A DESCRIPTION OF THE PROPOSED USE AND EXISTING USES:**

- The property is approximately 32 plus acres. There were (2) existing houses on the property and (5) out- buildings/ barns. An irrigation pond that is fed from Farmers Canal exists on the property. The property has multiple trees. There is an access off Can-Ada Road that serviced the property and previous homes. The property was historically used for pasture and residential living with (2) homes.
- The proposed use is the same. Agriculture with homes. There are two existing lots with two building permits that exist on the acreage. From the attached site plan and discussions with the City of Star P&Z officials, we would adjust the existing lot line and add (2) additional lots bringing the total to (4). Four (4) homes would then be built, one on each new lot.

#### **A DESCRIPTION OF THE PROPOSED REQUEST AND WHY IT IS BEING REQUESTED:**

- There were two lots and two building permits on the property. The existing lot locations did not allow us to build the houses the way we needed to. Therefore, a lot line adjustment was requested and approved from Canyon County, dated 9/12/23. The document was recorded on 9/13/23 (Record No. 2023-029818). After the approval of the Lot Line Adjustment from the county, we had a meeting with the City of Star P&Z regarding the idea of being annexed into the city. During those discussions it was learned that the (2) current lots could be spilt into 2 additional lots, bringing the total to four lots, which fits perfectly with our plans, and is the purpose of this application.

#### **EXPECTED TRAFFIC COUNTS AND PATTERNS:**

- Traffic patterns would not change. The road entry onto Can-Ada would remain in the same location as historically used. There were two existing houses on the property, and we do not know the counts that have been in use, but the added traffic counts would be insignificant with (2) additional houses. Two of the houses would be for retired older couples and two houses would be for families with (3) children each.

#### **PHASING OF DEVELOPMENT:**

- The (4) Houses would be built as plans are completed and building permits are approved by the city or county as appropriate.

#### **HOW PROPOSED USE MAY AFFECT NEIGHBORING USES:**

- Since the use is the same, we do not believe it will have any affect on the neighboring uses. If anything, the property has been cleaned up from a previous eye sore and should be a great contribution to the neighborhood.

#### **A DESCRIPTION OR FURTHER EXPLANATION OF THE SITE FEATURES (SEE SITE PLAN LIST ABOVE):**

- The site has been cleaned up and (4) nice homes are proposed, each of which will be built to take advantage of the sloped acreage with fantastic views. The existing irrigation pond will stay and

incorporated into the new landscape. The property will be fenced all the way around. Walking and running paths will be on the property. Trees will remain and new trees will be added. The property was purchased for the mature trees and views.

**EXPLANATION OF ANY OTHER PERMITS THROUGH OTHER AGENCIES THAT MAY BE REQUIRED:**

- Each home will have its own Septic System. A Septic permit (Speculative Site Evaluation) has been obtained through Southwest District Health for all (4) home sites, each dated 8/15/23. It should be noted that due to changes in the site layouts of 2 of the homes, the septic systems locations will be changed, which may require updated testing from SWDH.
- A well permit has been obtained and 4 wells drilled - one for each home. Well Permits were issued by the Idaho Department of Water Resources. The permit Numbers are 912721, 913056, 913278 & 913446.
- Idaho Power has been notified and started the process of a power layout to the site.
- Intermountain Gas has been notified and we have started the process of getting gas to the (4) homes. Right of way along the road will be required for Intermountain Gas to run lines.
- We have met with the Middleton Star Fire District. Permit Applications (Fire District Residential Access & Water Supply Permits) for each of the (4) homes were submitted and approved on 7/27/23. The fire district permit numbers are 23MS-162, 23MS-163, 23MS-164 and 23MS-165. Three of the homes will require fire sprinkler systems. The fourth home (Permit No. MS23-163) will be under 3500 sf, and does not therefore require the fire sprinkler system.
- We have met with Canyon County Hwy District 4 (CHD4). Per an email from CHD4, dated 7/20/23, we were requested to have Ada County Highway District (ACHD) issue the Approach Permit, as ACHD has jurisdiction and maintains the road in the section where the proposed project would connect to Can-Ada Road. Approval of an ACHD Driveway Approach Request was granted on 7/27/23 (TRAKIT COM 23 0147) and forwarded to CHD4 by email on 8/11/23.
- We have met with Farmers Union Irrigation District and have commissioned a Slope Stability Analysis Report prepared by ABCO Engineering, dated 11/6/23, which confirmed the slopes would remain stable.

**DESCRIPTION OF BUSINESSS OPERATIONS, SUCH AS NUMBER OF EMPLOYEES, HOURS OF OPERATION, DELIVERY AND SHIPING:**

- There will be no business activities on the property.

**A DESCRIPTION OF HOW THE PROPOSED USE IS CONSISTENT WITH SPECIFIC ZONING CRITERIA OR COMPREHENSIVE PLAN POLICIES:**

- The existing area is zoned for residential, and subdivisions are being developed all over the area. Building (4) houses on 32 acres seem to be better than zoning plan.

**Applicant Name: David C. Erlebach**

Signature: David C. Erlebach

Date: 1-31-2024



City of Star, Idaho  
P.O. Box 130  
Star, Idaho 83669  
P: 208-286-7247

# ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: <u>AZ-24-02</u>	Date Application Received: <u>1-31-2024</u>	Fee Paid: <u>\$2190.00</u>
Processed by: City: <u>Barbara Norgrove</u>		

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: David C. Erlebach  
Applicant Address: 17050 Stiehl Creek Drive, Nampa, ID Zip: 83687  
Phone: (208) 753-3582 Email: Dave@IB-USA.com

Owner Name: David C. Erlebach  
Owner Address: 17070 Stiehl Creek Drive, Nampa, ID Zip: 83687  
Phone: (208) 573-3582 Email: Dave@IB-USA.com

Representative (e.g., architect, engineer, developer):  
Contact: \_\_\_\_\_ Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Information:

Site Address: 23853 Can-Ada Road, Star, ID 83669 Parcel Number: R33774014 & R33774011  
Total Acreage of Site: 32.64 acres  
Total Acreage of Site in Special Flood Hazard Area: N/A  
Proposed Zoning Designation of Site: R-1

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	A	Low Density Residential	
Proposed	R-1	Low Density Residential	
North of site	A	Low Density Residential	
South of site	A	Low Density Residential	
East of site	R-1-DA	Estate Rural Residential	
West of site	A	Low Density Residential	

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

- Areas of Critical Environmental Concern - No
- Evidence of Erosion - No
- Fish Habitat - No
- Floodplain - No
- Mature Trees - Yes. Mature trees we believe are mostly cottonwood are present primarily along the Farmer's Union Canal.
- Riparian Vegetation - Yes. A small pond created by irrigation water has some riparian vegetation.
- Steep Slopes - Typical slopes on the northern portion of the parcel are limited to no more than about 20%, with steepest being about 30%.
- Stream/Creek - No
- Unique Animal Life - No
- Unique Plant Life - No
- Unstable Soils - No. This has been confirmed in a geotechnical soils report prepared by ABCO Engineering.
- Wildlife Habitat - No
- Historical Assets - No

**Application Requirements:**

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: 12-19-23	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (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 Annexation & Zoning/Rezone Application	BN
X	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <i>David C. Enghelund</i>	BN
N/A	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, CDH4) has issued a staff report on the development application.	
X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>• Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> </ul>	BN

	<ul style="list-style-type: none"> <li>Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>Submit word.doc and pdf version with engineer's seal.</li> </ul>	
X	Recorded warranty deed for the subject property	
N/A	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	Vicinity map showing the location of the subject property with minimum <b>1-mile radius</b>	BN
X	Copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, <b>a conceptual development plan for the property is required.</b>	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development. <i>Farmer's Union Canal is on the property.</i>	
X	Copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the entire property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels (additional fee required).</b>	BN
X	Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <b>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs) with the files named with project name and plan type.</b>	BN
	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

**APPLICANT ACKNOWLEDGEMENT\*\*:**

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

  
 Applicant/Representative Signature

1-31-24  
 Date



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



Brad Little, Governor  
Jess Byrne, Director

April 8, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Erlebach Properties Annexation  
Files: AZ-24-02  
DA-24-02 Development Agreement  
PR-24-01 Private Road

Dear Mr. Nickel:

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

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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

**1. AIR QUALITY**

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

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

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

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

**2. WASTEWATER AND RECYCLED WATER**



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

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

### 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for

adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

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

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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



---

2921 Caldwell Blvd. • Nampa, ID 83651  
Phone: 208-468-6700 • 1-800-548-3679  
Fax: 208-468-6726  
[www.intgas.com](http://www.intgas.com)

April 26, 2024

Star City Hall, Attn S Nickel  
10769 W. State Street,  
Star, Idaho 83669

RE : Erlebach Properties File # AZ-24-02 Development Agreement and Private Road

Intermountain's response to the request regarding the property located at 23853 Can Ada Road, Star, Idaho 83669.

- Intermountain Gas Co (IGC) requests Public Utilities Easement be delineated and granted in all R.O.W.s.
- If this requirement is not provided via recorded Plat Map, IGC requests a mete and bounds easement describing all Public Utilities Easement be recorded and provided as a condition of gas service.
- The route of gas service will be at the sole discretion of IGC and is preferred to align with ROW's and not across property.
- Currently, the nearest Gas Main to provide service to this area is approximately 2,000 feet East of the intersection of Can-Ada and Foothill/New Hope Rd. To provide service to this area will require yet-to-be-determined financial contribution.

If you have any questions or concerns, please feel free to contact me.

*Kerry Schmidt*

Intermountain Gas Co.

ENERGY SERVICES SR.

[Kerry.Schmidt@intgas.com](mailto:Kerry.Schmidt@intgas.com) 208-468-6722



# Star Fire Protection District

Headquarters • 11665 W. State St., Suite B • Star, ID 83669 • (208) 286-7772 • www.midstarfire.org

Date: April 24, 2024  
To: City of Star – Planning and Zoning  
From: Victor Islas, Deputy Chief  
Subject: Fire District Comments  
Project: Erlebach Properties  
Files: AZ-24-02, DA-24-02, PR-24-01

The Star Fire Protection District has reviewed the documents for our review on the Annexation, Development Agreement and Private Roads for Erlebach Properties located 23853 Can Ada Rd., Star, Idaho our comments are as follows.

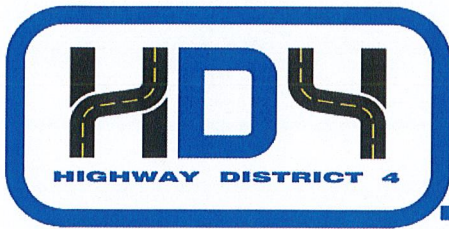
The Applicant is requesting approval of an Annexation & Rezone (R1), Development Agreement and private road consisting of 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots.

This development will be serviced by Station 51 located at 11665 W. State St., Star, Idaho 83669. Station 51 is 2.4 miles from the development with an estimated 5-minute travel time under normal driving conditions.

The Star Fire Protection District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

CONDITIONS OF APPROVAL:

- 1. Prior Approvals:
  - a. The Fire District issued four permits (Lots 1,2,3 and 4) to the applicant on July 27, 2023. The permits at the time were under the jurisdiction of Canyon County Development Services. The Fire District requirements have not changed, and the applicant will be held to the same standards.
- 2. Codes:
  - a. This project shall comply with the International Fire Code and any codes set forth by the City of Star.
- 3. Water Supply:
  - a. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105)
    - i. This subdivision is not serviced by a municipal water system and is proposing individual wells. If sufficient fire flow cannot be provided, an alternative such as automatic residential fire sprinkler system would be considered as an equivalent.
      - 1. The applicant has agreed to installing NFPA 13D Residential sprinkler systems in all homes since the required fire flow will not be available.
      - 2. Please note that all four lots will have this requirement as the total square footage exceeds 3,600 square feet.
      - 3. A note shall be placed on each parcel and the development agreement.



May 21, 2024

City of Star Mayor & City Council  
PO Box 130  
Star, Idaho 83669  
Attention: Shawn Nickel, Planning Director

**RE: AZ24-02 Erleback Annexation & Rezone  
Canyon Co Parcels R33774014 & R33774011 aka 23853 Can Ada Rd**

Dear Mayor & Members of Council:

Highway District No. 4 (HD4) has reviewed the application for annexation to the City of Star, and for rezone of Canyon County Parcels R33774014 & R33774011 aka 23853 Can Ada Rd to Residential R-1, including a development agreement and private road approval, and offers the following comments:

**Jurisdiction**

By agreement with the City (*Canyon 4/Star Public Agency Coordination Agreement, June 6<sup>th</sup>, 2007*), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, and other operations and management duties assigned to highway districts under Idaho Code. For continuity with the existing street network in Star, CHD4 will apply roadway cross section and design standards consistent with those adopted by Ada County Highway District. These comments are provided under this authority.

**General**

The subject property consists of approximately 32.6 acres, and is proposed to be developed into 4 buildable lots, apparently by administrative land division. The property is bounded by two public roads: Foothill Rd along the southerly boundary, and Can Ada Rd along the easterly boundary. Foothill Rd is classified as a major collector on the functional classification maps adopted by HD4, Star, and Canyon County, and is under HD4 jurisdiction. Ultimate right-of-way width for a major collector is 80-feet (40-feet half width) measured from centerline of the existing road. Can Ada Rd is classified as a minor arterial roadway, and is under jurisdiction of both HD4 and Ada County Highway District. Can Ada Rd is maintained by agreement by ACHD. Ultimate right-of-way width for a minor arterial is 100-feet (50-feet half width) measured from the section line.

**Access**

Access to the subject property is proposed via a driveway connection to Foothill Rd, a public collector road located along the southern boundary of the subject property, and via a private road

servicing 3 residences off of Can Ada Rd along the easterly property boundary. The proposed driveway connection to Foothill Rd should be located as shown to utilize the existing paved private road approach to Foothill Rd (Camadrie Lane); otherwise it should be located at minimum of 330-feet east of Camadrie Lane. The proposed private road approach to Can Ada Rd (located at the existing driveway approach historically servicing the property) has been approved by ACHD, who has jurisdiction over access permitting. The existing driveway/proposed private road approach to Can Ada Rd will be affected in the future by widening and re-alignment of Can Ada, including a potential grade change of 3-4 feet. Ideally the gate for a private road would be located not less than the +/- 120-feet shown on the conceptual plan to allow opportunity to re-grade the approach when Can Ada is widened.

**Traffic Impacts**

Traffic impacts from the three new residential lots are not anticipated to materially impact the existing and/or future road system. Impacts from the new development will be mitigated through transportation impact fees on new residential units, and through dedication of right-of-way for Foothill and Can Ada Roads.

HD4 policy for administrative land divisions provides that for parcels created that are larger than 5 acres, the highway district will request dedication of existing prescriptive rights-of-way (25-foot width measured from centerline of existing roadways), and will seek to negotiate for acquisition of additional rights-of-way deemed necessary for future roadway improvements. In this case, that would include the 25-foot prescriptive rights-of-way for the north half of Foothill Rd and the west half of Can Ada Rd, an additional 15-feet along the north side of Foothill Rd, and a variable width additional right-of-way for the west half of Can Ada Rd to accommodate widening and re-alignment. The highway district will contact the property owners independently of this land use action.

Please feel free to contact me with any questions on these comments.

Respectfully,



Chris Hopper, P.E.  
District Engineer

File: Development\_Star\_Foothill Rd- Erlebach Administrative Split



# Star Fire Protection District

Headquarters • 11665 W. State St., Suite B • Star, ID 83669 • (208) 286-7772 • www.midstarfire.org

## 4. Fire Apparatus Access

- a. All private streets shall be designed to City of Star Code and IFC with no modifications.
- b. Emergency Access Easement shall be recorded for all private roads.
- c. All the lots are large enough to accommodate a structure beyond the distance. An approved 20' wide driveway shall be provided within 150ft of the far point of any residential structure.
- d. Fire apparatus access roads shall extend to within 150ft of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
- e. Dead-end fire apparatus access roads exceeding 150 ft in length shall be provided with an approved area for turning a fire apparatus. (IFC 503.2.5)
- f. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface that can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)
- g. It shall be the responsibility of the property owner or HOA to ensure the roads are always clear of obstruction. This includes but is not limited to winter snow removal.
- h. Electronic gates shall be installed to meet or exceed the fire district standards. The applicant is to contact the fire district for installation requirements, review and permits before installation.

## 5. Additional Comments

- a. Fire District Review and Permit will be required for each lot before the building permit is issued by City of Star.
- b. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



**Shawn Nickel**

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Wednesday, April 17, 2024 11:10 AM  
**To:** Shawn Nickel  
**Cc:** Barbara Norgrove  
**Subject:** RE: Agency Transmittal - Erlebach Properties Annexation

**Categories:** Red Category

Hello Shawn –

After careful review of the transmittal submitted to ITD on April 2, 2024, regarding Erlebach Properties Annexation, the Department has no comments or concerns to make at this time. This annexation is only proposing 4 buildable lots and is greater than 1.5 miles north of SH-44, therefore it is anticipated that any impact will be minor.

Thank you,



*Niki Benyakhlef*  
 Development Services Coordinator

**District 3 Development Services**  
 O: 208.334.8337 | C: 208.296.9750  
 Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
 Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, April 2, 2024 3:31 PM  
**To:** sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@starfirerescue.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hdlay@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.Implach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com; Brian Duran <Brian.Duran@itd.idaho.gov>; anthony.lee@phd3.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; gmprdclerk@gmail.com; gtiminsky@starfirerescue.org; chopper@hwydistrict4.org; lriccio@hwydistrict4.org  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Erlebach Properties Annexation

# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)

## Seller's description

2004 E450 Shuttle Bus GOOD Price \$16,999 Seats 25 V-10 Gas 109k on Miles Rear A/C Looks Nice Good Tires Tires Runs Great 24 ft long I can help get you financed Call Doug [hidden information] In Boise



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)





# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



# 2004 Ford E450 shuttle transport bus 25 seats

\$16,999

Dealership · Listed a week ago in [Boise, ID](#)



ORDINANCE NO. 403-2024  
(MARY & JOSEPH WATSON ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON STUMP LANE, IN STAR, IDAHO (CANYON COUNTY PARCEL R34001010) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY MARY AND JOSEPH WATSON; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA), OF APPROXIMATELY 7.17 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 16, 2024 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Rural Residential with a Development Agreement (RR-DA) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Canyon County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners

within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Rural Residential with a Development Agreement (RR-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Rural Residential with a Development Agreement (RR-DA) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Canyon County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

EXHIBIT A

A parcel of land lying in the SW 1/4 NE 1/4 of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at the iron pin marking the Center 1/4 corner of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho; thence N.00°18'17"E., 989.14 feet along the west line of said NE 1/4 to an iron pin marking the point of beginning; Thence along the following courses and distances to iron pins: Continuing N.00°18'17"E. 329.66 feet (formerly shown of record as 329.71 feet) to the northwest corner of said SW 1/4 NE 1/4; thence N. 89°29'53" E. (formerly shown of record as N.89°29'21"E.) 743.33 feet along the north line of said SW 1/4 NE 1/4; thence S.00°21'31"W. 214.30 feet (formerly shown of record as 214.27 feet); thence S. 89°54'50"E. (formerly shown of record as S.89°55'22"E.) 599.63 feet to the east line of said SW 1/4 NE 1/4; thence along said east line, S.00°21'46"W. 109.22 feet (formerly shown of records as 109.20 feet); thence S.89°29'55"W. (formerly shown of record as S.89°30'27"W.) 1342.70 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO:

A certain Right-of-Way conveyed by Thomas J. Shaffer and Etta Shaffer, Husband and Wife, by Quitclaim Deed Dated July 25, 1936, Recorded August 19, 1936 in Book 128 of Deeds, Page 145, Records of Canyon County, Idaho, being the-following described right of way to-wit: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Running thence west along the Quarter section line 1420 feet; thence North 18 feet; thence East 1420 feet; thence South 18 feet, to the Place of Beginning.

AND TOGETHER WITH AND SUBJECT TO:

A certain Right-of Way easement in favor of B. Eugene Hawker and Donna M. Hawker, husband and wife, their heirs and assigns, with the full and free right, in common with parties of the first part and their heirs and assigns, in, to, over, and upon the following described property:

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, running thence North 1320 feet; running thence East 33 feet; running thence South 1320 feet; running thence West 33 feet to the Place of Beginning;

Authentic: Joseph N. Watson 11/21/23

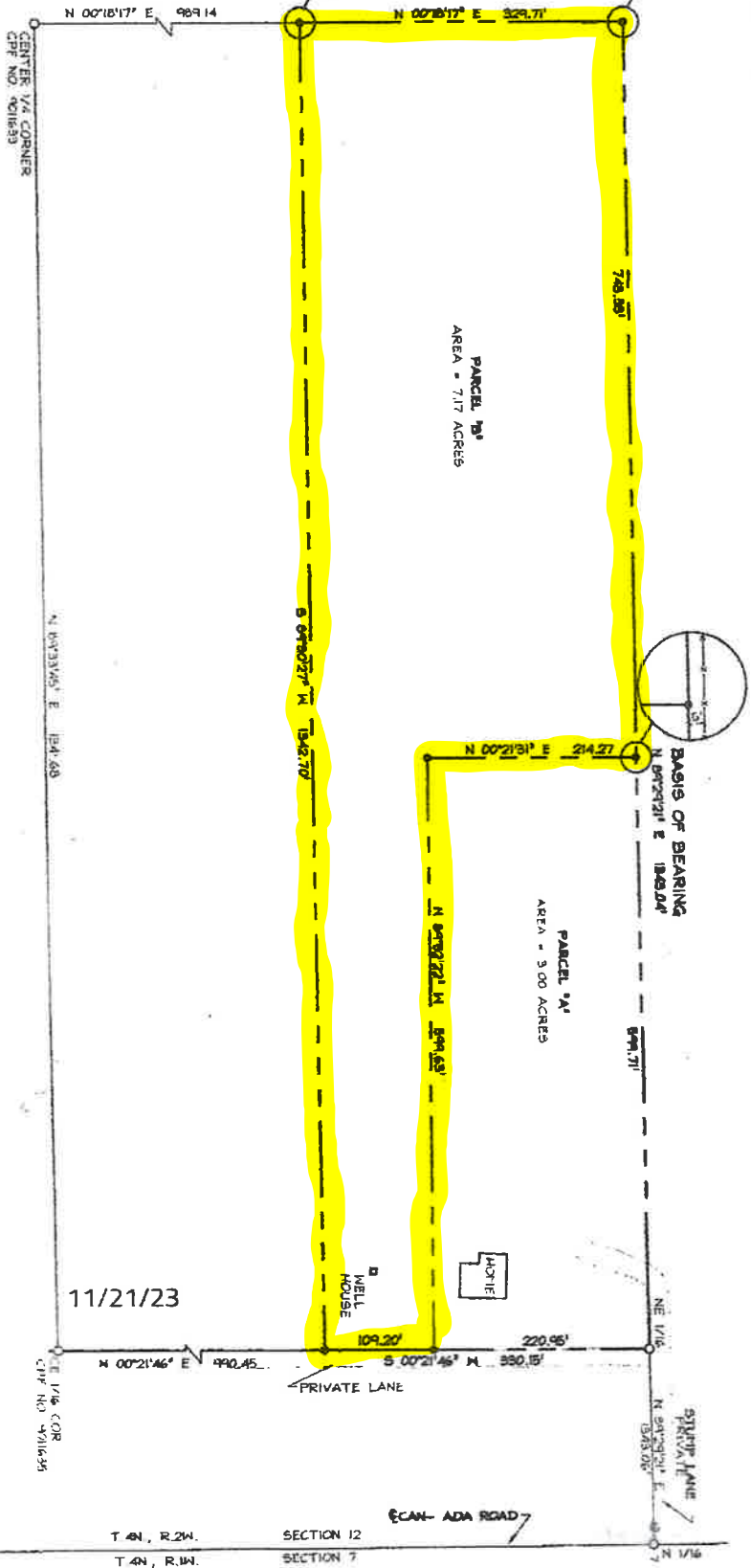
Authentic: Mary A. Watson 11/21/23

**CERTIFICATE OF SURVEYOR**  
 THIS IS TO CERTIFY THAT I, JAMES J. HOWARD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1612.



NOTE:  
 REFERENCE SURVEY  
 ROSEWOOD 4595  
 FOR JEFF STORCAN

**LEGEND**  
 PROPERTY BOUNDARY  
 FENCE LINE  
 FOUND 5/8" PIN  
 SET 1/2" X 2" IRON PIN  
 W/CLIP TANKED 1 1/2" 2471



20043377

RECORDED

11 8 31 AM 23 NOV 2007

G NOEL HALES  
 CANYON CNTY RECORDER  
*J. Hales*

Authentic  
 Joseph N. Watson

11/21/23

Authentic  
 Mary A. Watson

RECORD OF SURVEY FOR <b>JANET MEEKS</b>	
LYING IN THE SW 1/4 NE 1/4, SECTION 12, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO	
DATE	6/04/04
SCALE	1" = 50'
ENGINEERING / SURVEYING	J.J. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR	NO. 2471
ISSUED BY	J.J. HOWARD
DATE	6/04/04
REVISION	1
DRAWING NO.	404-12-130-000

INDEX NO. 484-12-130-000

T.4N., R.2W. SECTION 12  
 T.4N., R.1W. SECTION 7