



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 21, 2022 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Brian Howard – The Cause Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. Star Police Chief Report
 - B. Ada County Emergency Management & Community Resilience Update
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:** March 1, 2022
 - B. **Approval of Minutes:** March 15, 2022
 - C. **Final Plat Greiner Hope Springs Phase 5 (FP-22-10)**
 - D. **Final Plat Greiner Hope Springs Phase 6 (FP-22-11)**
 - E. **Final Plat Milestone Phase 3 (FP-22-13)**
 - F. **Final Plat Milestone Phase 4 (FP-22-13)**
6. **ACTION ITEMS:**
 - A. **2022 Beer / Wine / Liquor Licenses** - Approve of the 2022 B/W/L Annual Licenses
7. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING - Stardale Place Subdivision** - The Applicant is seeking approval of an Annexation and Zoning (R-7), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre. The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street within Ada County. **(PREVIOUSLY TABLED FROM JUNE 7, 2022) (ACTION ITEM)**
 - B. **PUBLIC HEARING: 10206 W State St Development Agreement Modification (DA-20-16)** - The Applicant is requesting to modify the existing Development Agreement for the property located at 10206 W. State Street. The applicant seeks to increase the height of the proposed commercial buildings along State Street to a maximum of 45 feet and requests a waiver for a reduction of the required parking spaces for the commercial uses. The development consists of 4.76 acres. **(ACTION ITEM)**
 - C. **PUBLIC HEARING: UDC AMENDMENTS** - 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; AND ESTABLISHMENT OF DESIGN REVIEW AND DEVELOPMENT STANDARDS; ESTABLISHMENT OF A HORIZONTAL APARTMENT/BUILD TO RENT ORDINANCE; ESTABLISHMENT OF AN AREA OF CITY IMPACT ORDINANCE. **(ACTION ITEM)**
 - D. **Ordinance 370-2022 Repeal and Replace Unified Development Code:** AN ORDINANCE OF THE CITY OF STAR, IDAHO REPEALING THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 310; AND ADOPTING THE UNIFIED DEVELOPEMENT CODE FOR THE CITY OF STAR, IDAHO; PROVIDING FOR ADMINISTRATION, NONCONFORMING PROPERTY, USE OR STRUCTURE, ZONING DISTRICT STANDARDS, ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS AND DESIGN AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**
8. **ADJOURNMENT**

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



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

If you wish to testify but cannot attend in person, request a ZOOM Meeting Link from publiccomment@staridaho.org. Please provide your first & last name, and which public hearing you desire to testify on.

The public can watch City Council Meetings live at www.youtube.com/c/cityofstaridaho.

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

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

Council can ask the applicant questions and staff questions

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

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



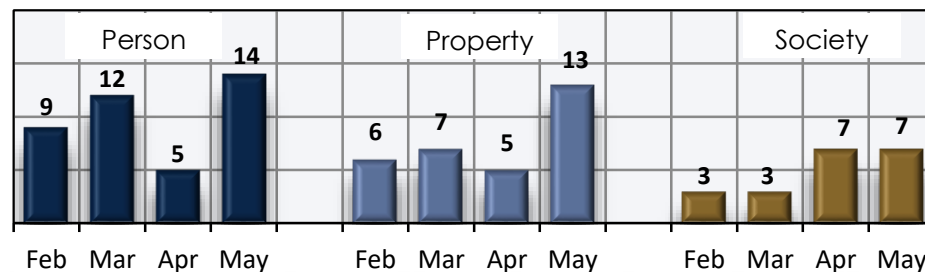
MAY 2022 POLICE REPORT

(Released June 7, 2022)

Section 4, Item A.

Case Reports ¹	2022			Previous Years		
	May	YTD	Projected	2021	2020	2019
Crimes (#)	34	108	199	189	202	180
Person	14	49	89	79	63	56
Property	13	35	63	72	109	104
Society	7	24	47	38	30	20
Case Type/ Pop (#/1000 population)			14.9	14.1	17.0	16.4

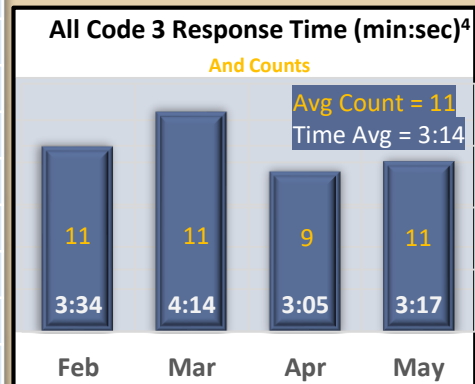
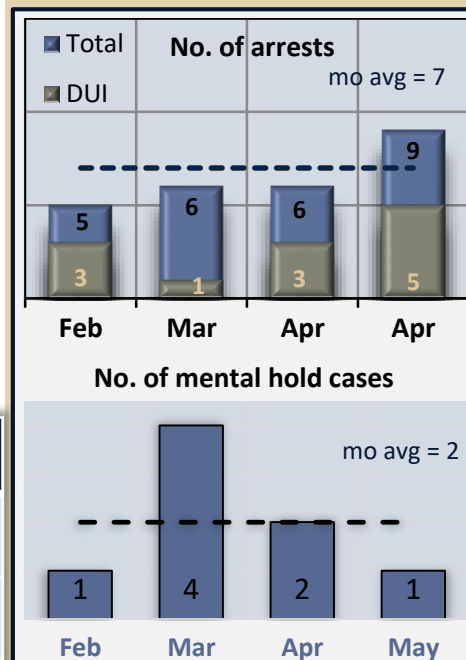
Crime Types: Last 4 Months (Feb 2022 – May 2022)



Police Activity ²	Monthly Average ³	Feb-22	Mar-22	Apr-22	May-22	May-21
Citizen Calls for Service (CFS)	239	192	250	235	280	251
Proactive Policing	861	712	879	1,030	823	590
Selected Call types						
Domestic Violence	5	4	8	6	3	5
Crisis/Mental Health/CIT	5	3	4	6	6	0
Juvenile Activity	15	14	14	18	14	12
School Checks	64	49	73	73	60	32
Traffic Stops	148	142	133	173	143	111
Location Checks ⁵	326	260	396	392	255	186
Crash Response	21	23	19	17	25	28
Welfare Checks	19	17	18	15	26	12
Property Crime Calls ⁶	18	16	20	16	19	14

Case Report Types

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



¹Case Reports are compiled from ITS (Pre-NIBRS). ²Police Call data reflects calls within the City of Star and all dispatched calls with a Star Deputy. ³Monthly averages are based on identified 2022 months. ⁴Code 3 calls - Represents ALL incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response. ⁵Location Checks include Construction Site, Property, and Security checks. ⁶Property Crime Calls include calls for theft, vandalism, burglary, and fraud.



Emergency Operations Plan

(Draft)

City of Star

June 2022

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HOW TO NAVIGATE THIS DOCUMENT

Adobe Acrobat has two search options:

1. Right-click the mouse and select “Search”.
2. Type the keyword and touch “Enter”. All occurrences will be displayed.
3. If there are too many results (such as searching the word Ada), try using a phrase or begin the search within a section of the document.

Option 2 (Applies to Adobe, Microsoft Word, and other programs)

4. An alternative is to hold the “Ctrl” key and touch the “F” key.
5. Type the keyword and touch “Enter”. You will be brought to the next occurrence of the searched word or term. Pressing “Enter” again will bring display the next occurrence of the term in the document.

Microsoft Word table of contents requires the following steps to jump to the desired section:

1. Proceed to the table of contents
2. Hover the mouse over the topic
3. Hold down the “Ctrl” key and left click with the mouse.



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APPENDIX B – Glossary

APPENDIX C – Disaster Emergency Checklist and Disaster Declaration

APPENDIX D – Ada County Emergency Operations Center



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ABOUT THIS PLAN

This Emergency Operations Plan (EOP) contains a set of guidelines developed to assist in emergency response efforts to disasters occurring within the city. The plan was written in accordance with the Federal Emergency Management Agency's (FEMA) *Comprehensive Preparedness Guide 101: Developing and Maintaining Emergency Operations Plans Version 2.0* and is intended to integrate with EOPs written for all levels of government, including cities within Ada County, the State of Idaho, and the National Response Framework (NRF). This process used guidance from FEMA (including the National Incident Management System [NIMS]), as well as lessons learned from disasters and emergencies that have threatened the City and Ada County in the past.

This document is promulgated with the understanding that major emergencies and disasters are unique events that have the potential to present the community and response personnel with extraordinary problems and challenges that cannot be adequately addressed within the routine operations of government. Because the size and scope of any imaginable disaster is impossible to predict, this Plan focuses on a streamlined, all-hazards preparedness approach to contingency planning rather than outlining highly detailed operational procedures.

Ada County is the most densely populated county in the State of Idaho. Even with its significant capabilities for emergency response, primary responsibility for preparedness lies with following entities, in order: (1) individuals; (2) families; (3) the City; (4) the county; and (5) the State of Idaho. While it is the intent of the city to prepare for, respond to, and mitigate all types of emergencies and disasters, the reality is that during a major disaster, **individuals and families should be prepared to care for themselves for at least the first 96 hours.**

The Plan provides fundamental guidance for emergency responders from all agencies assigned specific functional responsibilities within the response effort. It is based on the premise that agencies will respond within their current capabilities. When those capabilities are exhausted, additional capabilities will be requested through mutual aid organizations, state agencies, and finally federal agencies.

The development of the EOP and appropriate standard operating procedures is an ongoing process requiring annual review, training, and exercises. Implementation of the EOP will require extensive cooperation, collaboration, and training with government and non-government entities that are partners in disaster planning and response. Continued cooperation and assistance to implement this EOP is essential to improve the City's ability to protect its citizens.



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PROMULGATION

This plan was adopted by the Mayor and City Council, under resolution number _____ on _____ (date). It supersedes all previous plans. Approval of this plan remains in effect until a change to this plan is presented to and approved by the Mayor and City Council.

Maintenance of this plan is also hereby assigned to the mayor or their designee.

For the purpose of efficiently maintaining this plan and its associated appendices, the approval of the Mayor and City Council is required only for the basic plan, not associated plan appendices. Any changes to the basic plan or appendices must be cooperatively developed with and communicated to appropriate plan stakeholders.

City of Star Mayor

City Clerk

Star Joint Fire District Chair



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CERTIFICATION OF REVIEW

An annual review of this Emergency Operations Plan was conducted on the following dates and is hereby certified by the mayor.

Date	Signature



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RECORD OF CHANGES

The plan will be re-promulgated whenever major changes in the plan indicate that re-promulgation by the elected officials is necessary. Administrative changes do not require re-promulgation.

Change Number	Date of Change	Date Entered	Change Made By (Signature or initials)



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DISTRIBUTION LIST

Upon initial approval of this plan and completion of any subsequent change, the mayor or designee for the City of Star will transmit a copy of the plan to the following agencies:

Copy #	Organization	Individual Receiving Copy	Date



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I. INTRODUCTION

Several natural and human-caused hazards pose unavoidable risk to public health and safety in and around the City of Star. Preparedness for these threats and hazards of concern are high priority to ensure life safety and preservation of property during day-to-day activities as well as planned/special events and gatherings. One important role of the city is to anticipate hazards to minimize and otherwise manage risk; mitigate vulnerability; and prepare for, respond to, and recover from incidents as effectively and efficiently as possible. This emergency operations plan serves as the primary guide for conducting emergency management within the city. This plan integrates with the county, state, and federal plans.

II. PURPOSE

The purpose of this plan is to prescribe activities to be performed by the City and its officials to protect the lives and property of the citizens in the event of a natural or human-caused emergency or disaster. The Emergency Operations Plan (EOP) - Basic Plan is supported by other jurisdictional plans that outline the threats and hazards specific to each jurisdiction. This plan describes emergency operations for the City's Emergency Coordination Team (which will collaborate via an in-person or virtual city coordination center [CCC]) and a field response which integrates of various city emergency and administrative activities into a response effort based on the Incident Command System (ICS). The plan also describes the interface of the City of Star and the on-scene incident command with the Ada County Emergency Operations Center (EOC).

III. SCOPE

The provisions of this plan are applicable to all disaster emergencies that require a Proclamation of Disaster Emergency by the Mayor. This plan is applicable to all response organizations acting on behalf of the government and/or residents of the city.

Consistent with the "Whole Community" approach to emergency management, this plan provides a broad framework for coordination of any emergency management activity. Individuals, businesses, community-based organizations, and government agencies are encouraged to familiarize themselves with this plan and its use within the city. Incident- and/or hazard-specific plans may augment this plan if necessary to address specific hazards.

IV. SITUATION

The following information specific to the City of Star should be considered when addressing an emergency within the city:

- A. The CCC is located at 10769 West State Street, Star, ID 83669. The Emergency Coordination Team will convene in the City Council Chambers located at the fore mentioned address as the City Coordination Center (CCC).



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- B. The City of Star along the Boise River and is approximately 15 miles west of the City of Boise. The City of Star has a total area of 5.86 square miles and is part of the Boise City, Idaho Metropolitan Statistical Area. As of April 2022, the population estimate is approximately 14,950¹.
- C. The city is governed by a mayor-city council form of government, with four-elected City Council members and the mayor. The city consists of 6 departments, including: the Building Department, City Clerk-Treasurer Department, the Maintenance Department, the Planning and Zoning Department, the Recreation Department, and the City of Star Police Department. Additionally, the following agencies, departments, or entities provide services to the city via contract or other legal obligation: Ada County Sheriff's Office and the Star Joint Fire District.
- D. When a local disaster emergency has been proclaimed, the mayor may govern by proclamation, and has the authority to impose all necessary regulations to preserve the peace and order of the city.
- E. The city is subject to a variety of hazards. The most likely and damaging hazards faced by the city include flooding, severe weather and high winds, hazardous materials incidents, wildfires, and earthquakes. The current Ada County All Hazard Mitigation Plan and Hazard Vulnerability Assessment contain additional information.

V. ASSUMPTIONS

The following assumptions were made for the preparation of this plan:

- A. "Disaster" means occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or man-made incident, including but not limited to fire, flood, earthquake, windstorm, wave action, volcanic activity, explosion, riot, or hostile military or paramilitary action, including acts of terrorism.
- B. All jurisdictions, agencies, and personnel responding to an emergency will do so in a manner consistent with National Incident Management System (NIMS) and the incident command system (ICS).
- C. Adjacent cities and other government entities will render assistance in accordance with the provisions of written intergovernmental and mutual aid support agreements in place at the time of the emergency.
- D. When city resources are fully committed, and mutual aid from surrounding jurisdictions is exhausted, Ada County Emergency Management and Community Resilience (EMCR) is available to coordinate assistance and help satisfy unmet incident needs through the Ada County Emergency Operations Center (EOC) – a facility maintained and operated by EMCRC and staffed by personnel from area emergency management partners throughout the County.

¹ COMPASS Population Estimates by City Limit Boundaries (April 2022)



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EMCR can call for mutual aid from adjacent counties or from the Idaho Office of Emergency Management Office. Ultimately, the State can ask the federal government for assistance for major disasters or emergencies.

- E. Whenever warranted, the mayor may declare a disaster emergency for the City in accordance with the provisions in Title 46, Chapter 10 of the State Disaster Preparedness Act. In the event of any emergency requiring evacuation or sheltering, the mayor or designee will communicate the information to the public by appropriate means, including the Emergency Alert System (EAS), route alerting, or other technologies.
- F. In the event of an evacuation of the City or any part thereof, evacuees will use their own transportation resources, when available. Additionally, those with companion or service animals will also provide transportation for their animals.
- G. In the absence of personal transportation, the City will coordinate a means of evacuation from the impacted area(s) to pre-determined shelters and/or safe zones in accordance with the City of Star evacuation plan and in coordination with all relevant emergency support functions (ESF) from the Ada County Emergency Operations Center (EOC)
- H. Emergency shelters may be activated using pre-designated locations such as public schools, churches, or other locations that have been established prior to the incident. Shelters will be operated by Volunteer Organizations Active in Disasters (VOAD), such as the American Red Cross. Shelter operators will provide basic necessities including food, clothing, lodging, and basic medical care and supplies, and will maintain a registration of individuals housed in the shelter.
- I. Special facilities such as educational facilities or custodial care centers will be encouraged to develop, coordinate, and furnish emergency plans to the emergency services organizations of the City and the county, and other government agencies as applicable and required by codes, laws, regulations, or requirements.
- J. Facilities covered by the Emergency Planning and Community Right to Know Act (EPCRA) must annually submit an emergency and hazardous chemical inventory form to the State Emergency Response Committee (SERC), the Local Emergency Planning Committee (LEPC), and the jurisdictional fire department. The inventory forms (TIER II Forms) require basic facility identification information, employee contact information (both emergency and non-emergency), and information about chemicals stored or used at the facility.

VI. CONCEPT OF OPERATIONS

The following factors make up the concept of operations for emergency management within the city:

- A. This plan embraces the “all-hazards” principle that most emergency response functions are similar, regardless of the hazard.

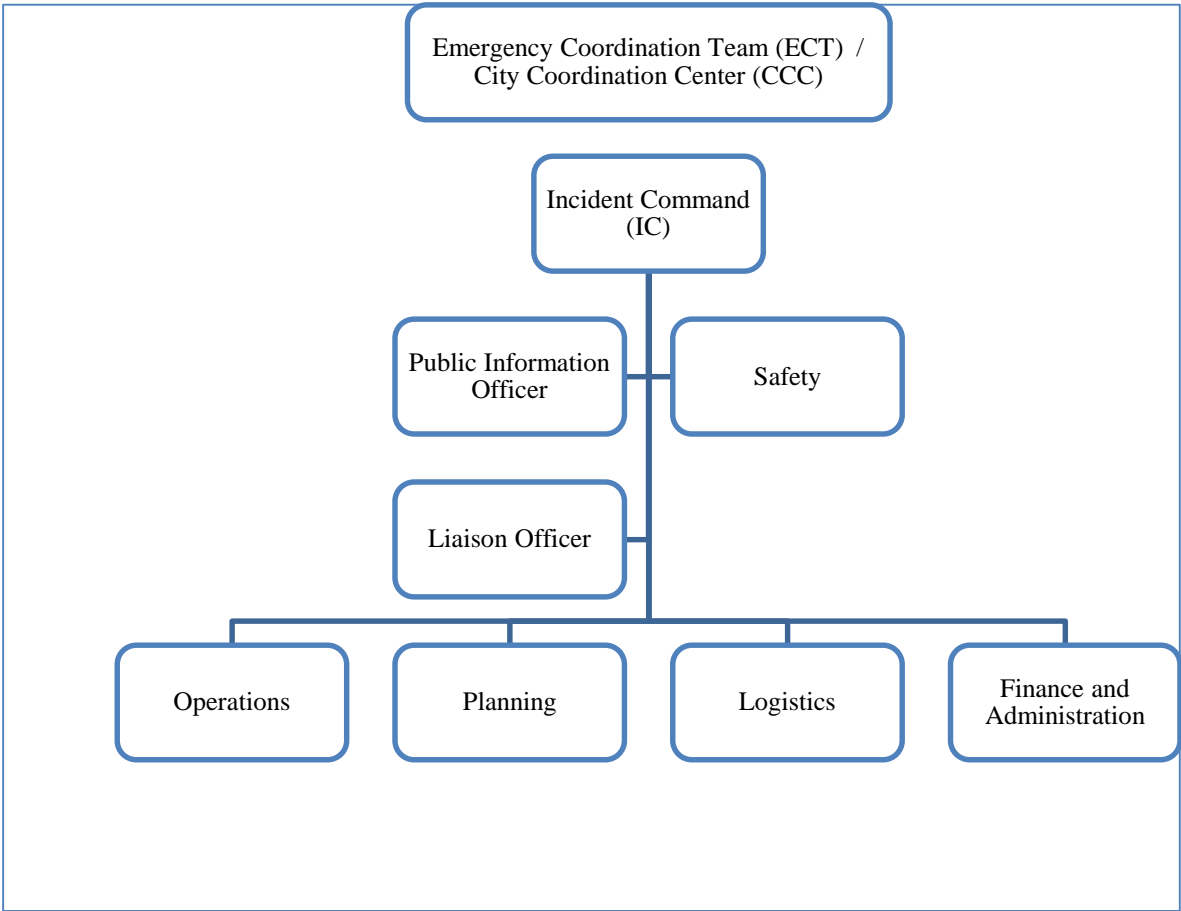


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- B. The Mayor and the City Council are responsible for the protection of the lives and property of the citizens. The mayor exercises primary supervision and control of emergency management activities within the city.
- C. The city will embrace and utilize NIMS and ICS to support response activities on-scene and in the City Coordination Center (CCC).
- D. The city will maintain an Emergency Coordination Team (ECT). Members of the ECT will convene in the City Coordination Center to receive updates from field response Incident Command and address legal, fiscal, and other matters of concern related to a present or imminent threat or hazard. This Team may encompass the city attorney, police chief, fire chief, city clerk, and other department heads/personnel deemed necessary by the mayor to address the disaster emergency.
- E. First response agencies (Fire, Law Enforcement, Emergency Medical etc.) may activate and employ the Incident Command System in response to either a planned or emergency events. Dependent on incident requirements, the ECT may activate to advise incident response, serve as liaisons or operationalize based on their areas of expertise and responsibility.
- F. A sample ICS response structure is presented in Figure 1. The city may activate positions as necessary and as requested by incident command to work within the ICS organization and respond to the incident.



FIGURE 1. CITY COORDINATION CENTER EXAMPLE



The Incident Commander (IC) and CCC staff will be trained according to NIMS requirements and jurisdictional policies.

The ICS structure should have:

1. A manageable span of control for each position or organizational element in the ICS structure (3 to 7 staff; optimum is 5)
2. Unity of Command (each person reports to only one person in the chain of command)



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3. Positions are staffed only when needed. Responsibilities for any positions that are not staffed remain with the next-higher filled position.
-
- G. Emergency events may be managed solely by first responders using ICS from a Command Post. Once city resources are required for the response, the Incident Commander may request them from the ECT. If resources outside of those available to the ECT are required, the IC may make requests to the County EOC.
 - H. The mayor may appoint a liaison or designee to provide coordination services to an Incident Command structure operating out of a Command Post on behalf of the mayor and other city officials.
 - I. The mayor, their designee, or IC will mobilize resources and personnel as required by the emergency situation.
 - J. The appropriate officials will develop and maintain mutual aid agreements with adjacent cities, districts, and the county for reciprocal emergency assistance as needed.
 - K. Emergency response personnel and equipment of a responding mutual aid organization remain under the administrative and policy procedures and control of their respective organization, including medical protocols, standard operating procedures, and other personnel policies. Personnel of the responding organization shall maintain direct and overall control of vehicles and equipment to ensure these items are used within the intended specifications.
 - L. The CCC functions as the meeting location of the ECT and can also house specific ICS structures, sections, or elements, such as the finance and administration section, public information officer (PIO), etc., as necessary to support the incident.
 - M. The mayor can establish a public information officer (PIO) to handle media inquiries and releases of public information; the Mayor's PIO will function as part of a Joint Information System (JIS) with the incident PIO and other PIO's assembled in collaboration with the County EOC.
 - N. When the CCC is activated, the center and appropriate elements of the incident command structure will communicate and coordinate their activities related to response and matters of policy and/or authorities. The mayor or designee will assume the role of ECT Leader and assign responsibilities for ECT participants in the CCC consistent with their training and experience to meet the needs of IC and response priorities.
 - O. When the Ada County EOC is activated, the CCC will communicate and coordinate with the County EOC. **Note:** Information about the Ada County EOC operation is located in Appendix D.



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- P. Positions may be staffed as needed in both the incident command post and the CCC, depending on the incident and the resource requirements necessary for the city officials to address the emergency.
- Q. After receiving notice of a potential emergency from the National Terrorism Advisory System, the National Weather Service watches and warnings, or other reliable sources, consideration should be given to increasing the readiness posture of the city by ensuring appropriate personnel are monitoring the potential event or by activating the ECT in the CCC. Readiness postures include:
1. Monitoring Status – Conditions exist where an event or emergency may threaten the jurisdiction; however, the consequences of the event have not yet impacted the city. Key emergency response personnel and the mayor are aware of a developing situation and receiving situational reports from field elements (fire, police, public works, etc.) and/or Incident Command as needed. An individual may be assigned to perform liaison duties with the EMCR and brief other key city personnel.
 2. Activation – The effects of the emergency are expanding, and all appropriate personnel are present in the CCC as directed by the mayor or mayor’s designee per the demands of the incident. Since the situation during each incident is different, staff will be activated as necessary to address the demands of the response and recovery efforts.
- R. Communication, Alert and Warning may be provided to the public through a variety of methods, including National Weather Service NOAA Weather Wire System and NOAA Weather Radio; The Emergency Alert System (EAS); Wireless Emergency Alerts (WEA); local Broadcast Media; and Emergency Vehicles/Door-to-door. Newsletters, brochures, and other publications will be used for less time-sensitive emergency preparedness messaging.

VII. ORGANIZATION AND ASSIGNMENT OF RESPONSIBILITIES

The Idaho State Disaster Preparedness Act, as amended by the Homeland Security Act of 2004, requires that states and counties develop plans to prepare for disasters and emergencies from natural or man-made causes, including enemy attack, acts of sabotage, or other hostile action (Idaho Code §46-1001). General roles and responsibilities of state agencies are outlined in Governor’s Executive Order 2010-09, “Assignment of All-Hazard Mitigation, Preparedness, Response, and Recovery Functions to State Agencies in Support of Local and State Government Relating to Emergencies and Disasters.”² The responsibilities of federal, state, county, and local government are provided in the sections below as they are described in the Idaho Emergency Operations Plan, promulgated November 2012.

² Idaho Emergency Operations Plan, p. 10, (December 2019)



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A. Federal Government

When an incident occurs that exceeds or is anticipated to exceed local or state resources, or when an incident is managed by federal departments or agencies acting under their own authorities, the federal government uses the National Response Framework to involve all necessary department and agency capabilities, organize the federal response, and ensure coordination with response partners.³

B. State Government

Governor - “During the continuance of any state of disaster emergency the Governor is commander-in-chief of the militia and may assume command of all other forces available for emergency duty. To the greatest extent practicable, the Governor shall delegate or assign command authority by prior arrangement embodied in appropriate executive orders or regulations, but nothing herein restricts his authority to do so by orders issued at the time of the disaster emergency.”⁴

Bureau of Homeland Security - (1) coordinates state and federal emergency response, recovery, and mitigation operations during emergencies and disasters; (2) provides technical support to local jurisdictions involved in local emergencies and disasters that do not require state resources; (3) coordinates collaborative efforts with other state governments and federal agencies; and (4) coordinates all requests from state and local governments for disaster emergency assistance.⁵

C. Ada County

Each county shall maintain a disaster agency or participate in an intergovernmental disaster agency, “which...has jurisdiction over and serves the entire county, or shall have a liaison officer appointed by the county commissioners designated to facilitate the cooperation and protection of that subdivision in the work of disaster prevention, preparedness, response, and recovery.”⁶ “Each county and/or intergovernmental agency shall prepare and keep current a local or intergovernmental disaster emergency plan for its area.”⁷

D. City of Star

“A local disaster emergency may be declared only by a mayor or chairman of the county commissioners within their respective political subdivisions. It shall not be continued or renewed for a period in excess of seven (7) days except by or with the consent of the governing board of the political subdivision. Any order or proclamation declaring, continuing, or terminating a local disaster emergency shall be given prompt and general publicity and shall be filed promptly with the local county recorder.”⁸

³ Idaho Emergency Operations Plan, p. 10 (December 2019)

⁴ Idaho Emergency Operations Plan, p. 12 (December 2019)

⁵ Idaho Emergency Operations Plan, p. 13 (December 2019)

⁶ Idaho Title 46-1009(2)

⁷ Idaho Title 46-1009(4)

⁸ Idaho Title 46-1011(1)



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“The effect of a declaration of a local disaster emergency is to activate the response and recovery aspects of any and all applicable local or intergovernmental disaster emergency plans and to authorize the furnishing of aid and assistance thereunder.”⁹

The city has three primary roles in a disaster:

- Manage emergency response policy-level processes, including:
 - Declaration of a disaster emergency
 - Prioritization of limited resources
 - Coordination of multi-agency integration
- Share information with emergency organizations and the public
- Perform emergency response activities

The CCC plays an important role in managing emergency policy. Assigning ICs, issuing formal declarations of emergency, supporting evacuations, and determining priorities are all activities that fall within the domain of the mayor and the policy group.

Emergency priorities and incident objectives, in decreasing order of importance, are typically to:

- Protect life safety, including first responders
- Stabilize the incident
- Protect property, especially critical infrastructure
- Protect the environment

Individuals assigned to work in the CCC should receive ICS training to a minimum level that includes ICS 100, 200, 700, and 800. Jurisdictional staff will complete additional ICS training (such as ICS 300 and 400) consistent with the training programs developed by their respective agency or department. The training of jurisdictional personnel should conform to the U.S. Department of Homeland Security National Incident Management System guidelines.

The Ada County EOC may provide services if the city is unable to accomplish activities and objectives due to the scope and magnitude of the incident.

The mayor, designee, or IC assigns individuals to positions according to operational need, individual capability, and experience. Detailed descriptions and responsibilities for specific positions and departments are presented in the sections below.

1. Mayor and the Mayor’s Policy Group

The Mayor of the City is responsible for establishing the policy for operations under their authority. The mayor will also coordinate appropriate policy-level stakeholders during disaster emergencies. The mayor will provide for continuity of operations and the establishment of lines of succession for key positions. The mayor may convene the Emergency Coordination Team (ECT) at the CCC where appropriate personnel will

⁹ Idaho Title 46-1011(2)



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gather to address the emergency within the city. An emergency operations plan for the City, that integrates with the Ada County EOP, will be updated and reviewed by the mayor's designee.

The Idaho Disaster Preparedness Act of 1975 stipulates that the mayor is responsible for the declaration of a local disaster emergency. The mayor, his designee, or the IC may recommend protective actions (such as evacuation or shelter in place) if the situation warrants. This local disaster emergency shall expire within 7 days unless the City Council expressly authorizes the continuance of such declaration.

The ECT is responsible for setting emergency response policy and providing guidance and resources to ICs. The policy decisions and activities this group may have to consider, and support include, but may not be limited to:

- Deciding how to allocate limited physical, financial, and personnel resources to support competing incident priorities.
- Considering the legal and moral implications of initiating an activity or not initiating any action.
- Recalling city personnel to support activities of the incident command structure in the field, the CCC or the Ada County EOC.
 - Recalled employees may be assigned tasks outside of their normal, daily activities according to the terms of union agreements.
 - No employee may be assigned a task they have not been trained to accomplish in a safe and competent manner.
- Waiving the normal procurement process, as allowed under a disaster emergency, and engaging in contracts outside of the formal bidding process.
 - These activities must comply with any relevant state and federal guidance.
- Deciding whether to issue of a Delegation of Authority.
 - A Delegation of Authority is a statement provided to the Incident Commander by the Mayor delegating authority and assigning responsibility.
 - A Delegation of Authority should contain objectives, priorities, expectations, constraints, and other considerations as needed. It should be prepared by senior agency personnel and signed by the mayor or designee.
 - All Delegations of Authority should be reviewed by legal counsel.
- Developing a plan to conduct preliminary damage assessment activities and report the findings to the Ada County EOC.
 - Information gathered will be passed along to the State EOC and used to justify a request for a federal disaster declaration, as appropriate.

2. Incident Commander, Command Staff, and General Staff

In most situations, the Incident Command Staff will be in a Command Post located separately from the CCC. The incident commander (IC) is responsible for all aspects of an



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emergency response—including quickly developing incident objectives, managing all incident operations, and applying resources—and is responsible for all persons involved. The IC implements policy and decisions provided by the ECT. The IC provides information and recommendations to the ECT for consideration.

The IC sets priorities, based on policy decisions received from the Mayor/ECT and defines the organization of the incident response teams and the overall Incident Action Plan (IAP). Senior or higher-qualified officers may assume the role of IC upon their arrival on scene, or as the situation dictates. Even if subordinate positions are not assigned, the IC position will always be designated or assumed. The IC may, at their own discretion, assign individuals who may be from the same agency or from assisting agencies to subordinate or assume specific positions for the duration of the emergency response. The IC is assisted by the Command Staff and the General Staff.

3. Command Staff

The Command Staff is assigned to carry out staff functions needed to support the IC. These functions include interagency liaison, incident safety, and public information. Command Staff positions are established to assign responsibility for key activities not specifically identified in the general staff functional elements. These positions (described below) include the Public Information Officer (PIO), Safety Officer, and Liaison Officer, in addition to various other positions as required and assigned by the IC.

a. Public Information Officer (PIO)

The PIO is a member of the Command Staff responsible for interfacing with the public and media or with other agencies with incident-related information requirements. They serve as the conduit for information to and from internal and external stakeholders, including the media or other organizations seeking information directly from the incident or event. The PIO is also responsible for ensuring that members of an incident's Command Staff are kept apprised of information reported publicly about the incident.

b. Safety Officer

The Safety Officer is a member of the Command Staff responsible for monitoring and assessing safety hazards or unsafe situations, and for developing measures for ensuring personnel safety.

c. Liaison Officer

The Liaison Officer is a member of the Command Staff responsible for coordinating with representatives from cooperating and assisting agencies. They serve as the primary contact for agencies responding to the situation. Liaison Officers often provide technical or subject-matter expertise of their parent organization.

4. General Staff Functions

Operations, planning, logistics, and financial/administrative section functions are described below.



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a. Operations Section

The Operations Section is responsible for managing all tactical operations at an incident. The IAP provides the necessary guidance. The need to expand the Operations Section is generally dictated by the number of tactical resources involved in the incident response and is influenced by span-of-control considerations.

Assets from City departments and jurisdictional entities/authorities, such as police, fire, Ada County Paramedics, public works, Ada County Highway District, performing field emergency response operations typically answer to the operations section. Additional functions may include shelters, reception centers, or points of distribution centers.

b. Planning Section

The Planning Section is responsible for providing planning services for the incident. Under the direction of the Planning Section Chief, the Planning Section collects, evaluates, and processes situation and resource status information for use in developing action plans. Dissemination of information can be accomplished through the IAP, in formal briefings, or through map and status board displays.

Planning functions and plan implementation may occur at several levels simultaneously. It is critical that entities such as the CCC, the incident command post, and the Ada County EOC communicate to ensure a common operating picture. The Mayor and the ECT may have to consider the expenses related to long term operations.

c. Logistics Section

The Logistics Section provides all incident support needs, with the exception of logistics support to air operations. The Logistics Section is responsible for providing:

- Facilities
- Transportation
- Communications
- Supplies
- Equipment maintenance and fueling
- Food services (for responders)
- Medical services (for responders)
- All off-incident resources

The need for logistics considerations and planning exists at multiple levels. The CCC must account for emergency power, food, water, communications, and other needs of operating the center. The on-scene incident command post must account for staffing to ensure the rotation of personnel through safe rest/work cycles; shelter, feeding, and restroom facilities for personnel; acquisition of proper equipment for performing operations during the day and at night; etc. The coordination of resource requests must be funneled through a singular process to eliminate duplicative asset requests and account for payment of the resources requested.



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d. Finance/Administration Section

The Finance/Administration Section is responsible for managing all financial aspects of an incident. Not all incidents will require the activation of a Finance/Administration Section during response operations; however, appropriate documentation and payment to resource vendors will still be required. It is imperative that ICs and other city personnel are familiar with the resource request process and follow the proper procedures for requesting a resource that will require payment by the city.

5. City Departments and Allied Partners

The city departments and allied partners perform the daily functions to support operations. In addition to city departments, several organizations provide services, either through statutory authority, contract, or other form of agreement. During a disaster emergency, these organizations may be called upon to perform duties at:

- The scene of disaster emergency
 - An incident command post
 - The Emergency Coordination Team (ECT) and CCC
 - The Ada County EOC
-
- a. The Building Department – responsible for reviewing the integrity of city owned assets and facilities, including any city buildings or structures and structures within the jurisdiction, etc.
 - b. City Clerk / Treasurer’s Office – responsible for tracking disaster related expenses, including overtime, supplies, contractor expenses, etc.; maintaining disaster declaration documents, developing emergency contracts; and protection of vital records.
 - c. Star Fire Protection District – responsible for fire suppression, search and rescue, provision of medical treatment (within their level of training and authorization) and mitigation of other hazards.
 - d. Parks, Recreation, and Facilities Department – The Facilities Department is responsible for the care and maintenance of all City parks and pathways, buildings and facilities and other appropriate tasks as assigned by the mayor.
 - e. The Planning and Zoning Department is responsible for assisting in disaster response activities, as directed by the mayor.
 - f. Police Department – responsible for law enforcement duties, including access and traffic control around an incident, enforcement of any curfews, scene security, investigation of criminal activities, and providing other assistance as appropriate to the IC.

6. Emergency Coordination Team Roles and Responsibilities

The following table contains examples of the types of duties performed the Emergency Coordination Team before, during and after an emergency event. Those listed and other responsibilities may be assigned during an incident as part of the city’s response or in support of an incident command structure responding to an emergency event.



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Department/Office	ECT Roles and Responsibilities
Office of the Mayor	<ul style="list-style-type: none"> • Coordinate with appropriate policy-level stakeholders (both public and private sector) during disaster emergencies to establish policies for operations under their authority. • Serve as or designate a leader for the ECT that assigns city departments as required to complete support and response activities within the scope of departmental capabilities. • Work with the city PIO to develop and deliver consistent messaging in coordination with other PIOs involved with the event. • As required, declare a Disaster Emergency for the City. • As required and consistent with policies established for the incident, issue a Delegation of Authority to an Incident Management Team that has been deployed to assist with response operations of a major disaster event. • Attend and or facilitate public meetings as needed. • Review recommendations for short- and long-term recovery. Implement as appropriate.
City Attorney	<ul style="list-style-type: none"> • Provide legal counsel as needed in support of proclamations and response/recovery operations.
City Clerk/ Treasurer	<ul style="list-style-type: none"> • Manage the financial systems, procurement practices and contracts to support the response to and recovery from an incident. • Procure resources required for response and support efforts being managed by the city. • Administer all time keeping, compensation and claims for staff and volunteers. • Maintain records of all event related expenditures and provide updates to the mayor regarding these expenses. • In the case of a Presidential Declaration of Disaster within city limits, maintain and provide all required financial documentation of expenses that could result in potential reimbursement. • Assist with planning efforts for short and long-term recovery.
Building Department	<ul style="list-style-type: none"> • Identify and document any historic structures within city limits. • Assess city owned buildings to ensure safety and functionality of structures post-incident. • Lead community damage assessment efforts post-incident. • Establish re-entry standards for damaged structures, perform inspections as required. • Assist with planning efforts for short and long-term recovery.
Public Works/ Building Facilities	<ul style="list-style-type: none"> • Conduct infrastructure protection/mitigation activities prior to the onset of an event to minimize damages. Continue these efforts during response as needed and as possible.



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	<ul style="list-style-type: none"> • Provide engineering services. • Maintain/repair city facilities in order to provide essential services to the public. • Conduct damage assessment of all city owned facilities including parks and pathways. • Assist with debris removal operations.
Department/Office	ECT Roles and Responsibilities
Star Sewer and Water District	<ul style="list-style-type: none"> • Conduct infrastructure protection/mitigation activities prior to the onset of an event to minimize damages. Continue these efforts during response as needed and as possible. • Coordinate with PIO to provide accurate, timely information on the status of the water system post-emergency event. • Restore damaged infrastructure after an emergency event. • Coordinate the procurement of emergency water supplies if the water system is offline. • Pre-identify and facilitate as needed points of distribution for emergency water supplies. This could include finding locations for containerized units and providing power and security on-site. • Assist with planning efforts for short and long-term recovery.
Parks and Recreation	<ul style="list-style-type: none"> • Facilitate the use of parks for public meetings or points of distribution as required. • Assist with planning efforts for short and long-term recovery.
Economic Development	<ul style="list-style-type: none"> • Participate in community-based recovery planning prior to an emergency event. • Lead the city’s planning efforts for short and long-term recovery. • Coordinate with governmental and non-governmental organizations that provide post-disaster programs for economic recovery. • Coordinate with PIO to get accurate and timely information regarding post-disaster programs to the public.
Information Technology	<ul style="list-style-type: none"> • Protect and restore as needed the city’s information technology resources and telecommunications infrastructure. • Mitigate against natural, manmade and cyber-threats. • Provide IT support as required which could include the facilitation of the City Coordination Center or a Command Post set-up to respond to an incident within city limits.
Planning and Zoning	<ul style="list-style-type: none"> • Coordinate with the Mayor and City Council to identify and employ codes and ordinances that mitigate risks to the known hazards of concern identified in the City of Star Annex of the Ada County Multi-Hazard Mitigation Plan.



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	<ul style="list-style-type: none">• Provide GIS support to emergency event response and recovery efforts.• Facilitate the permitting and inspection processes as required for mitigation, response and recovery efforts.• Assist with planning and facilitation of projects for short and long-term recovery.
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VIII. COMMUNICATIONS

Delivery of emergency information to responders and the public is important during a disaster emergency. Communications between the CCC, on-scene incident command, the Ada County EOC, and the Sheriff’s Communications Center may occur via different methods, depending on the situation. Information may be transmitted to emergency responders via the following methods:

- County-wide 700MHz radio system

Emergency public information is information provided to the general public. Information and guidance released must describe the basic emergency situation and provide specific expected actions for the public. These actions may include shelter-in-place, evacuation recommendations, shelter locations, or other incident-specific information. Methods for delivering emergency public information available to the city include:

- Route alerting via police and fire apparatus
- Local media outlets, including television and radio
- Emergency Alert System (EAS)
- Wireless Emergency Alerts (Ada County 911 Dispatch)
- National Weather Service NOAA Weather Radio and Weather Wire Services
- Text messages via the County Community Mass Notification software (Ada County 911 Dispatch)

EMCR can accept notifications and requests for assistance through the Ada County Sheriff’s Office 9-1-1 Emergency Communications Center. EMCR can interface with the Idaho Office of Emergency Management Office of Emergency Management (IOEM) to request additional support and resources for local emergencies.

Additional communications methods available to through the County include:

- County-wide 700MHz radio system
- Cellular phones
- Land-line telephone connection



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- Satellite Telephone
- Facsimiles
- E-mail communication
- Auxiliary Communications Services (ACS)

Specific situations may require additional radio network operators and capability. Ada County ACS, available through EMCR, may be activated to provide communication capabilities between shelters, hospitals, or other facilities that require assistance for emergency information flow.

IX. ADMINISTRATION AND LOGISTICS

The following administrative measures will be taken during disaster response activities:

- A. During a disaster, appropriate city representatives will submit reports, requests for assistance, and damage assessments to the Ada County EOC when requested.
- B. The Ada County EOC will receive all requests for assistance via a standardized Ada Co. 213RR form. Based on availability of resources, the EOC may forward reports and requests for assistance to the Idaho Office of Emergency Management (IOEM).
- C. The city and all other agencies/jurisdictions responding to an event within city limits will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations.
- D. The city will keep narrative and written log-type records of response actions. These records will form the basis for status reports to be submitted to the EMCR and IOEM, when requested.



X. CONTINUITY OF GOVERNMENT

Disasters can have an adverse impact not only on the residential population, but also the local government. This impact may disrupt the ability of the city government to carry out executive, legislative, and other jurisdictional functions required to sustain operations. Continuity of Government (COG) planning is essential to ensure that the city can support the functions required throughout the response and recovery phases of a disaster. COG programs include, but are not limited to:

- Order of Succession
- Identification of alternate facilities
- Identification of critical tasks
- Protection of vital records/information systems

Order of Succession

Disasters can have an adverse impact not only on the residential population, but also the local government. This impact may disrupt the ability of the city government to carry out executive, legislative, and other jurisdictional functions required to sustain operations. Continuity of Government (COG) planning is essential to ensure that the city can support the functions required throughout the response and recovery phases of a disaster. COG programs include, but are not limited to:

- Order of Succession
- Identification of alternate facilities
- Identification of critical tasks
- Protection of vital records/information systems

Order of Succession

There may be instances when an individual who is designated as a leader may be unable to fill their leadership role. When the role is essential to the City’s ability to complete its critical missions, a successor must be named to assume the duties and responsibilities of that role. In the event that any official of any political subdivision is unavailable, the powers of the position shall be exercised, and duties shall be discharged by the designated emergency interim successors in the order specified. The emergency interim successor shall exercise the powers and discharge the duties of the office to which designated until such time as a vacancy which may exist shall be filled in accordance with the constitution or statutes or until the official (or their deputy or a preceding emergency interim successor) again becomes available to exercise the powers and discharge their duties. Table 1 and 2 are the order of succession for specific positions in the city.

Table 1: The City of Star Elected Officials Order of Succession



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Key Position	Primary Successor	Secondary Successor
Mayor	Council President	Council Vice President
Council President	Council Vice President	Council Member
Council Members	Appointment by Governor	

Table 2: The City of Star Appointed Officials Order of Succession

Key Position	Primary Successor	Secondary Successor
City Clerk-Treasurer	Trevor Chadwick, Mayor	
Recreation Department	Trevor Chadwick, Mayor	Jacob Qualls, City Clerk-Treasurer
Human Resources Director	Trevor Chadwick, Mayor	Jacob Qualls, City Clerk-Treasurer
Maintenance Supervisor	Trevor Chadwick, Mayor	Jacob Qualls, City Clerk-Treasurer
Purchasing Director	Trevor Chadwick, Mayor	Jacob Qualls, City Clerk-Treasurer
Zoning Administrator	Trevor Chadwick, Mayor	Jacob Qualls, City Clerk-Treasurer

Identification of Alternate Facilities

During a disaster, the normal place(s) where city operations occur may not be available. In this event, city personnel and activities will be conducted at the pre-identified back up facility. The city will conduct emergency and critical functions at the following alternate location(s):

Table 3: Alternate Facilities

Critical Facility	Alternate Site
City Hall 10769 West State Street Star, ID 83669	Star Elementary School 700 N. Star Road Star, ID 83669

Identification of Critical Tasks

Each city has critical tasks to complete daily. This may include collection of tax revenues, generation of payroll, maintenance of facilities, or other required tasks. Identification of the most critical tasks or processes in advance of a disaster will provide guidance to personnel in an emergency.

The top 3 or 4 critical tasks necessary for the city to reconstitute during a disaster:



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1. Maintain or restore communications and information technology infrastructure.
2. Ensure all employees and their families are provided with appropriate support, including shelter, food, prophylaxis, and critical incident stress debriefing.
3. Restore functionality to critical city facilities, including City Hall and other critical facilities.
4. Develop cost tracking for time and materials for employees, contractors, and materials.

Protection of Vital Records/Information Systems

City leadership will require certain vital records during a disaster. Protection of, and access to, these records requires planning. Vital Records are the documents required to continue the mission of the city departments and agencies during and after a disaster. The records will assist in providing services both to internal city departments and external customers, such as citizens, contractors, other government entities. Example documents may include:

- This EOP
- Any other Continuity of Government / Continuity of Operations Plan
- Computer system back-ups/servers
- Order of Succession Ordinances or Resolutions
- Plans, policies, and procedures for critical processes
- Payroll information
- Emergency contact lists
- Contracts and leases
- Legal and financial records
- Insurance documents

Each city department's functional responsibilities and business needs are different. Department heads must document which records are vital and assign responsibilities for record preservation to appropriate staff.

Vital Records Coordinator

The city has assigned the role of Vital Records coordination to the City Clerk. The coordinator shall develop and deliver a brief report to the Mayor and City Council annually. The report should list the Vital Records identified by department, the responsible individual within the department charged with record preservation, and the method or plan for record availability in a disaster.

Role of Department Heads

Each department head shall create a list of Vital Records and develop an action plan to ensure availability of records during a disaster. Records may be available via hard copy or electronic media. Any electronic media containing personally identifiable information shall be encrypted using current standards and policies.



XI. PLAN REQUIREMENTS, MAINTENANCE, AND DISTRIBUTION

The maintenance and implementation of the City of Star EOP is the responsibility of the mayor (who may delegate authority to make changes, but not the responsibility to affect those changes). The plan components will be reviewed and updated by the appropriate personnel annually or as significant changes are noted within the city. Whenever portions of this plan are implemented in an emergency event or exercise, a review will be conducted to determine necessary changes. Changes to the hazards and vulnerabilities of the City shall also warrant a review of this plan.

Annual training will be provided to appropriate City staff expected to participate in an emergency response. A record of this training will be retained by the city at the CCC. A just-in-time training should be available to personnel that may be assigned to the CCC outside of the annual training cycle.

This plan and its supporting materials are controlled documents. While distribution of the “Basic Plan” is allowable, additional supporting documentation that has been developed (such as notification lists, hazard-specific annexes, or personal information listings) are not considered to be available to the public. Distribution is based on a regulatory or functional “need to know”. Copies of this plan are distributed according to an approved control list. A record of distribution, by copy number, is maintained on file by the mayor or the designee. Controlled copies of revisions will be distributed to designated plan holders. Revisions or changes are documented by means of the “Record of Changes” page near the front of this EOP. A receipt system will be used to verify the update process.

XII. AUTHORITIES

The following state and federal laws authorize emergency management activity and form the legal basis for activities described in this plan.

A. State of Idaho

- Idaho Disaster Preparedness Act of 1975, amended by the Idaho Homeland Security Act of 2004, Idaho Title 46-10
- Post-Attack Resource Management Act, Idaho §67-55
- Idaho Emergency Operations Plan, November 2019
- Idaho Fire Code 2009, 104.11 and 104.11.1
- Idaho Stream and Channel Protection Act, PL 92-500
- Idaho Title 31 – 14, Fire Protection Districts
- Idaho Title 31 – 20, County Officers In General
- Idaho Title 31 – 22, Sheriff - Search and Rescue
- Idaho Title 38 – 1, Forestry Act
- Idaho Title 42 – 3808, Irrigation and Drainage - Emergencies



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- Idaho Title 46 – 1008, Evacuations
- Idaho Title 59 – 14, Emergency Interim Executive and Judicial Succession Act

B. Federal

- Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, as amended
- Flood Control and Coastal Emergency Act, PL 84-99
- Emergency Management and Assistance, Code of Federal Regulations (CFR) 44
- Post-Katrina Emergency Management Reform Act of 2006
- Homeland Security Act of 2002
- Federal Land Policy & Management Act of 1976, 43 USC 1701
- Flood Disaster Protection Act of 1972, (as amended) PL 93 234
- National Flood Insurance Act of 1968, PL 90-448, as amended
- USA Patriot Act PL 107-56, USA Patriot Act, October 2001 (as amended)
- Pandemic and All-Hazards Preparedness Reauthorization Act of 2013, PL 113-5
- Pets Evacuation and Transportation Standards Act of 2006
- Americans with Disabilities Act of 1990, as amended
- National Dam Inspection Act of 1972, PL 92-367
- Dam Safety Act of 2006, PL 109-460 (pending reauthorization)



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APPENDIX A: ACRONYMS

ACEMCR	Ada County Emergency Management and Community Resilience
ACS	Auxiliary Communications Services
CCC	City Coordination Center
COG	Continuity of Government
EAS	Emergency Alert System
ECT	Emergency Coordination Team
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
ESF	Emergency Support Function
FEMA	Federal Emergency Management Agency
IAP	Incident Action Plan
IC	Incident Commander
ICS	Incident Command System
IOEM	Idaho Office of Emergency Management
NIMS	National Incident Management System
PIO	Public Information Officer
VOAD	Volunteer Organization Active in Disasters



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APPENDIX B: GLOSSARY

COMMAND POST (CP) – The facility established at a safe distance from an incident site where the IC and the Command and General Staff, and technical representatives can make response decisions, deploy personnel and equipment, maintain contact with the media, and handle communications.

EMERGENCY ALERT SYSTEM (EAS) – Consists of broadcast stations and interconnecting services which have been authorized by the Federal Communications Commission to operate in a controlled manner during war, state of public peril or disaster, or other national emergency.

EMERGENCY OPERATIONS CENTER (EOC) - A location from which centralized emergency management can be performed, generally by civil government officials (municipal, county, state, and federal). The Ada County EOC is located in the basement at 7200 Barrister Drive, Boise, ID.

GEOCAST – An emergency reverse telephone notification system that allows users to geographically define notification areas and automatically call the homes and businesses in that area.

IDAHO STATE ALERT AND WARNING SYSTEM (ISAWS) – The Idaho State Alert and Warning System is a modernization and integration of the nation's alert and warning infrastructure.

INCIDENT COMMANDER (IC) – The individual responsible for all incident activities, including the development of strategies and tactics and the ordering of resources. The IC has overall authority and responsibility for conducting incident operations and is responsible for the management of all incident operations at the incident site. This IC must be appropriately trained in the Incident Command System.

MITIGATION – Mitigation activities are those that eliminate or reduce the probability of disaster occurrence. They also include those long-term activities that lessen the undesirable effects of unavoidable hazards.

NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) – A system described in Homeland Security Presidential Directive – 5 that provides a consistent nationwide approach for federal, state, local, and tribal governments; the private sector, and non-governmental organizations to work effectively and efficiently together to prepare for, respond to, and recover from domestic incidents regardless of cause, size, or complexity.



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PUBLIC INFORMATION OFFICER (PIO) – The person responsible for the transfer of information to other agencies, the public, and/or the news media during the response phase of an incident. The PIO may be the IC or their designee.

RESPONSE – The efforts to minimize the hazards created by an emergency by protecting the people, the environment, and property and returning the scene to normal pre-emergency conditions.

UNIFIED COMMAND (UC) – An incident command system composed of designated agency officials, representing different legal authorities and functional areas of responsibility. UC uses a collaborative process to jointly determine incident objectives, priorities, and a single Incident Action Plan. One member of the UC is designated as spokesperson.



APPENDIX C: DISASTER EMERGENCY CHECKLIST AND DISASTER DELCARATION

Elected Official Emergency Checklist

- Contact/locate Command Post/Incident Commander
- Assess the situation – size of affected area, property/infrastructure damage, number of dead or injured, and incident status
- Ensure staff & response force needs are met
- Prepare for convergence of media and spontaneous volunteers
- Ensure public is receiving accurate and timely information
- Ensure log of actions & financial transactions are kept
- Contact legal counsel, dept. heads, & ACDEM if necessary
- Declare Disaster Emergency if required (see below for declaration process)
- Request activation of Emergency Operation Center if necessary
- Report to Emergency Operation Center when activated
- Receive briefing for elected officials, agency/jurisdiction heads, and PIO
- Provide strategic guidance – focus on broad situation
- Set priorities between incidents and associated resource allocations
- Authorize overtime & emergency expenditures as required
- De-conflict agency policies
- Delegate necessary authority to Incident Commander

Disaster/Emergency Declaration Guide

- Idaho Statutes, Title 46, Chapter 10
- Declaration must be signed by jurisdiction Chief Elected Official, and expires within 7 days unless renewed by governing body. Declaration template on following pages.
- Must be given prompt and general publicity & filed with local county recorder
- Provides limited immunity for emergency actions of public employees
- Authorizes issuance of orders and regulations to protect life and property (e.g., establish curfews, suspend public events, ration water, etc.)
- Activates emergency plans
- Eases purchasing and contracting restrictions, removes requirement to seek competitive bids.
- Allows jurisdiction to suspend non-emergency functions and fully commit resources and personnel to the disaster
- Allows critical equipment to be commandeered
- Declaration is required for reimbursement of extraordinary emergency costs & funds to repair damaged public facilities



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MAYOR'S LOCAL DISASTER EMERGENCY DECLARATION OF IMMINENT THREAT

WHEREAS, Idaho Code § 46-1011 allows the mayor of a city to declare a local disaster emergency; and

WHEREAS, Idaho Code § 46-1002(3) defines disaster as the “imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or manmade cause, including but not limited to fire, flood, earthquake, windstorm, wave action, volcanic activity, explosion, riot, or hostile military or paramilitary action and including acts of terrorism;” and

WHEREAS, the imminent threat of widespread and severe damage or loss of property in the city as a result of a _____ constitutes a “disaster”; and

WHEREAS, a declaration activates the response and recovery aspects of applicable local or intergovernmental disaster emergency plans for the furnishing of aid and assistance; and

WHEREAS, Idaho Code § 46-1002(4) provides that an “emergency” includes the imminent threat of a “disaster” or condition threatening life or property which requires state emergency assistance to supplement local efforts to protect property or avert or lessen the threat of “disaster;” and

WHEREAS, an emergency exists because a _____ disaster is imminent and threatens life and property in the City of Star and requires state emergency assistance to supplement local efforts to protect life and property; and

WHEREAS, Idaho Code § 67-2808 authorizes the Council of the City of Star to declare an emergency and that the public interest and necessity demand the immediate expenditure of public money without compliance with formal bidding procedures; and

WHEREAS, an emergency declaration must be filed with the county recorder’s office and “given prompt and general publicity.”

NOW THEREFORE, the Mayor of the City of Star does hereby declare:

That a local disaster emergency exists and that all efforts will be made to protect the citizens and property of the City of Star through activation of all local disaster emergency plans and state emergency assistance; and

That this Local Disaster Emergency shall expire within seven (7) days unless the City Council expressly authorizes the continuance of such Declaration; and



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That this Declaration of Local Disaster Emergency Declaration of Imminent Threat (“Declaration”) shall be promptly filed with the Ada County Recorder’s Office; and

That prompt and general publicity shall be given by a press release notifying the public of this Declaration.

APPROVED AND ADOPTED this _____ day of _____, 20____.
(date) (month) (year)

Mayor

ATTEST:

City Clerk



APPENDIX D: ADA COUNTY EMERGENCY OPERATIONS CENTER

Ada County Emergency Operations Center (EOC)

Ada County maintains an emergency operations center (EOC), located at 7200 Barrister Drive, Boise. Ada County Department of Emergency Management (ACDEM) manages the EOC. The facility is in the same building as the Ada County Sheriff's Office. The EOC may be activated to support a city response, an event that affects multiple jurisdictions, a county-wide event, or an event that affects the region or state. Employees and volunteers from various local, county, regional, and state entities are called upon to staff the County EOC.

The Ada County EOC supports emergency and disaster response preparation, response activities, information coordination, and recovery actions. The EOC uses the emergency support functions (ESF) format employed by the state and federal government to group common activities and tasks in appropriate groups. The ESF format allows for easier integration into the state and federal emergency response system.

Emergency Support Functions (ESF)

ACDEM uses the following ESFs for operations within the Ada County EOC. The information below describes the ESF positions that may be used when the Ada County EOC expands to meet the coordination needs of an incident. Until the time when an ESF is activated, the responsibility of that position falls to the appropriate ICS Section Chief or the EOC Manager.

a. Transportation (ESF # 1A and 1B):

The ESF 1 Transportation positions provide coordination for all aspects of transportation-related support as it relates to an incident. This includes support for evacuation, coordination, and prioritization for transportation-related infrastructure; restoration and equipment support; and coordination for the movement of large numbers of people from point to point.

b. Communications (ESF # 2):

The ESF 2 Communications position supports a variety of communications functions within the jurisdiction. These functions may include radio systems, telephone, computer networks, satellite communications, and critical data links.

c. Public Works and Engineering (ESF # 3):

The ESF 3 Public Works and Engineering position provides coordination for engineering and public works support services. These tasks include (but are not limited to) engineering evaluations for infrastructure, damage assessments, repair of essential services, planning, and repair and restoration of sewer and water services.

d. Firefighting (ESF # 4):



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The ESF 4 Firefighting position coordinates all firefighting activities within the jurisdiction in response to an incident or event. Activities may include operational coordination of fire department assets, route alerting, coordination with evacuation, and the tracking of incident-specific equipment and needs.

e. Emergency Management (ESF # 5):

The ESF 5 Emergency Management position coordinates the collection, analysis, and distribution of information pertaining to a potential or actual emergency or disaster to enhance preparedness, response, and/or recovery. In addition, the role of the ESF 5 position is to support and coordinate field response units prior to, during, and following an incident.

f. Mass Care, Housing, and Human Services (ESF # 6):

The ESF 6 Mass Care, Housing, and Human Services position supports the delivery of programs that provide sheltering, feeding, and emergency aid distribution following an incident. The position supports both the residential population impacted by the disaster and the first responders mobilized to support the disaster response.

g. Resource Support (ESF # 7):

The ESF 7 Resource Support position supports agencies in the coordination of logistical needs including equipment, services, personnel, and facility needs. The position also provides resource support prior to, during, and following an incident.

h. Health/Medical (ESF # 8A and 8B):

The ESF 8 Health/Medical positions support the health and medical assistance functions for residents and responders within the jurisdiction. Assistance may include medical care, disease prevention, and psychological support.

i. Urban Search and Rescue (ESF # 9):

The ESF 9 Urban Search and Rescue position supports the search and rescue functions in all phases of emergency management in response to all hazards throughout a jurisdiction.

j. Oil and Hazardous Materials Response (ESF # 10):

The ESF 10 Oil and Hazardous Materials Response position provides coordination for the management of any emergent hazardous materials spill and/or any other unanticipated release of product.

k. Agriculture and Natural Resources (ESF # 11):

The ESF 11 Agriculture and Natural Resources position coordinates jurisdictional, regional, state, and federal responses to incidents that impact or potentially impact animals, crops, and (in specific instances) the water supply. Responsibilities include response coordination for disease outbreaks within animal populations, plant disease outbreak response coordination, and the safety and security of the commercial food and water supply.

l. Energy (ESF # 12):



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The ESF 12 Energy position coordinates the effective and efficient use of available electrical, telecommunications, gas, petroleum, Internet, and water resources to meet the needs of the first responders, residents, and the businesses within a jurisdiction.

m. Public Safety and Security (ESF # 13):

The ESF 13 Public Safety and Security position provides coordination and support for law enforcement, public safety, and security resources.

n. Long-Term Community Recovery and Mitigation (ESF # 14):

The ESF 14 Long-Term Community Recovery and Mitigation position coordinates a community recovery process following adverse physical, economic, and/or environmental impacts of a disaster. This recovery may be short- or long-term.

o. External Affairs (ESF #15)

The ESF 15 External Affairs position coordinates the release of public information to minimize the loss of life and property before, during, and after an incident. This position coordinates with the ESF 15 staff members at the EMCR EOC as well as public information officers in surrounding cities, states, and private agencies.



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APPENDIX E: COUNTY EOC 213RR – RESOURCE REQUEST FORM

Instructions for filling out the Ada County EOC 213RR Form
REQUESTOR fills in blocks 1 through 15, excluding 5f -5g.

Block # 1	Incident name is the same as the name stated on the ICS-201 Form and Incident Action Plan (IAP).
Block # 2	Name of Jurisdiction/Agency initiating request.
Block # 3	The date (month/day/year) and the time (using the 24-hour clock) when submitting the request.
Block #4	Jurisdiction or agency generated tracking number.
Block # 5a-c	Items requested: Must include quantity; Include Kind and Type <i>if applicable</i> .
Block # 5d	The detailed description of requirements. (<i>Be as specific as possible</i>).
Block # 5e	Time resource is needed.
Block # 5f	Estimated time of arrival (<i>to be filled out by the Logistics Section</i>).
Block # 5g	Cost of resource (<i>to be filled out by the Logistics Section</i>).
Block # 6	List additional support needed; driver, fuels, etc.
Block # 7	How long do you need the resource (number of hours, days etc.).
Block # 8	Location: Where the requesting jurisdiction/agency wants the items delivered to (a specific staging area, address, latitude & longitude, etc.).
Block # 9	Point of contact at the delivery location.
Block # 10	Enter information if known. A suggested source may be a known contract in place or verbal (not written & signed) agreement with a local vendor.



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Block # 11	<p>Lifesaving- This includes rescuing endangered civilians, treatment of the injured, and provisions for the safety, accountability and welfare of response personnel.</p> <p>Incident Stabilization-To keep the incident from escalating and bring it under control to limit the negative consequences.</p> <p>Property Preservation- Protection of property, infrastructure, evidence, economy and the environment.</p>
Block #12	<p>Full = Requestor will pay the complete cost of the resource.</p> <p>Cost Share = Requestor will pay the pre-determined share of the cost as documented in the cost share agreement approved by the Elected Officials /Agency Administrators.</p> <p>None = Resource is either available through a mutual aid agreement at no cost or Requestor does not have funding available for either full or cost share payment.</p>
Block #13	For Cost Share, list Agreement Number. For None, specify reason.
Block # 14	Name and contact information of requestor.
Block #15	This must be approved by the appropriate Section Chief or Authorized spending agent.

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Instructions for filling out the Ada County EOC 213RR Form

Blocks 16 through 24 and blocks 5f- 5g to be filled out by the Logistics Section.

Block # 16	EOC/ECC Logistics Tracking Number.
Block # 17	Supplier Point of Contact, Phone Number and/or email address.
Block # 18	Actions taken in processing resource request.
Block # 19	Usually the signature of the Logistic Section Chief or Deputy Logistics Section Chief.
Block # 20	Date & Time of Signature.
Block # 21	Ordering Unit (ORD) or Procurement Unit (PROC). Other block is checked if ORD/PROC positions are not filled. If Other block is checked, fill in position.
Block # 22	If checked, request has been elevated to IOEM for processing.
Block # 23	IOEM assigned tracking number.
Block # 24	Mutual Aid tracking #: Assigned by IOEM for Resources obtained by state.

Blocks 25 through 27 are filled out by the Finance Section

<u>Block # 25</u>	Comments from Finance Section Chief, Deputy Finance Section Chief, or Procurement.
<u>Block # 26</u>	Approval: This must be approved in accordance with Jurisdiction/Agency internal procurement policies.
<u>Block # 27</u>	Date & Time of Signature

Requestor is responsible for supervision, tracking and demobilization of the resource once it arrives at the requested location.



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Requestor will provide resource tracking documentation to EOC Logistics when the resource is no longer in use.



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RESOURCE REQUEST FORM (Ada Co. EOC 213 RR)

Requestor	1. Incident Name:		2. Requesting Agency:		3. Date & Time: (mm/dd/yy - 00:00)		4. Requester Tracking Number:		
	5. Order						SHADED AREA TO BE FILLED BY LOGISTICS SECTION		
	a. Qty.	b. Kind (if known)	c. Type (if known)	d. Detailed item description and/or of task to be accomplished: (<i>Vital characteristics, brand, specs, experience, size, etc.</i>) and, if applicable, purpose/use, diagrams and other info.			g. Cost		
							e. Requested		
							f. Estimated		
	6. Personnel/Additional Support Needed: (<i>Driver/Fuel Etc.</i>)						7. Duration needed:		
	8. Requested Delivery/Reporting Location: (<i>Address/landmarks etc.</i>)				9. Delivery/Reporting Location POC: (<i>Name & Contact info</i>)				
	10. Suitable Substitutes and/or Suggested Sources: (if known)				11. Priority: <input type="checkbox"/> Life Saving <input type="checkbox"/> Incident Stabilization <input type="checkbox"/> Property Preservation				
	12. Requestor Provides Funding: <input type="checkbox"/> Full <input type="checkbox"/> Cost Share <input type="checkbox"/> None				13. If requestor is unable to provide (full/partial) funding for the resource, specify reason:				
14. Requested by Name/Position & phone/email:				15. Request Authorized by:					
Logistics	16. EOC/ECC Logistics Tracking Number:		17. Name of Supplier/POC, Phone/Fax/Email:						
	18. Notes:								
	19. Approval Signature of Authorized Logistics Representative:						20. Date & Time: (mm/dd/yy - 00:00)		
	21. Order placed by (check box): <input type="checkbox"/> ORD UNIT <input type="checkbox"/> PROC UNIT <input type="checkbox"/> OTHER _____								
	22. Elevate to State: <input type="checkbox"/>		23. State Tracking #:		24. Mutual Aid Tracking #:				
Finance	25. Reply/Comments from Finance:								
	26. Finance Section Signature:						27. Date & Time: (mm/dd/yy - 00:00)		
Original to: Documentation Unit									
Copies to: Logistics Section, originating ESF/agency, and Finance & Administration Section									

Requestor is responsible for supervision, tracking and demobilization of the resource once it arrives at the requested location. Requestor will provide this documentation to EOC Logistics once the resource is no longer in use.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, March 1, 2022 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick opened the City Council Meeting at 7:00pm.

2. INVOCATION – Pastor Larry Osborn, Life Springs Church

Pastor Osborn offered the invocation.

3. ROLL CALL

Elected Officials: Council President David Hershey; Council Member Kevan Wheelock; Mayor Trevor Chadwick; Council Member Jennifer Salmonsens. Council Member Nielsen was excused.

Staff: City Clerk Jacob Qualls; City Attorney Chris Yorgason; Star Police Chief Zach Hessing; Public Information Officer Dana Partridge

4. PUBLIC INPUT**Jerry Arbiter – 351 South Crystal Springs Lane, Star, ID**

Mr. Arbiter was there seeking information on city traffic issues and what steps were being taken to resolve them.

Mayor Chadwick gave an overview:

Idaho Transportation Department (ITD) will begin widening Highway 44 from Linder Road to Highway 16 on May 2, 2022. The construction will continue into summer with the result being a five-lane road. On April 20, 2020, the City of Star entered into a Proportionate Share Agreement with ITD, which requires developments to pay a proportionate share for highway improvements within the city limits of Star. The widening of Star Road to Can-Ada into a five-lane road is currently in the design phase and is expected to be constructed this year and in 2023.

Additionally, ITD has the funding to widen Highway 16 to Star Road. Eventually there will be a five-lane road from Can-Ada Road all the way into Boise, with the hope it will be completed by 2023 and alleviate the traffic. There also plans with Ada County Highway District (ACHD) for part of the integrated five-year work plans for bridges. The City has been trying to get them to move up the City of Star Road improvements scheduled for 2035, which will require a new bridge section and will cause more traffic issues temporarily.

This year Highway 16 improvements will begin and go all the way to Interstate 84, with a goal for completion by 2025. This will include four total overpasses, including one on Highway 16 going over Highway 44, eliminating the intersection there. There is also funding for Highway 20-26 for widening from Middleton Road to Interstate 84 into a five-lane road. This will widen it all the way from Caldwell to Boise.

**CITY COUNCIL REGULAR MEETING MINUTES**

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Tuesday, March 1, 2022 at 7:00 PM

Todd Lovell – 11371 West Hercules Drive, Star, ID

Mr. Lovell spoke on the Covenants, Conditions & Restrictions (CC&Rs) of subdivisions, expressing frustration over the percentage of residents required at a meeting for there to be a quorum. He wanted it to be changed to make it the same as any public entity so a majority of those in attendance would allow for things to be passed.

City Attorney Chris Yorgason informed Mr. Lovell the city has no control over CC&Rs, as they are contracts created by developers each neighbor agrees to when they buy a lot in the neighborhood. The city does not review nor approve the CC&Rs at a city level, so each subdivision sets the level at whatever percentage they want.

There was a brief discussion about how to get neighbors to attend meetings, with Mr. Lovell expressing frustration due to his having tried those methods with no results. This has meant there can be no elections for the Homeowners' Association (HOA) and the same board gets re-elected. Additionally, he noted it is hard to buy a home without an HOA unless you have a lot of money.

5. PRESENTATIONS**A. New Deputy Introductions – Chief Zach Hessing**

Chief Hessing introduced Deputy Robert Denny, who will be filling the second position with the City of Star Police Department. This will enable them to have two officers on shift for almost a full twenty-four hours. Deputy Denny has nearly eleven years of experience working with law enforcement, with eight and a half of those in Orange County, California where he had several special assignments. One of those assignments was with the Mounted Enforcement Unit. In Idaho, Deputy Denny worked with the Boise Police Department for almost two years, then made a lateral transfer to the Ada County Sheriff's Office in December before being assigned to Star.

B. Mayor's Youth Council Scholarship Announcement – Mayor Chadwick

Mayor Chadwick spoke briefly on the Mayor's Youth Council Scholarship. Any senior graduating in the City of Star or nearby areas could apply for the Star Mayor's Youth Scholarship, which was due March 15, 2022. Interested parties could apply via staridaho.org/myc. Those selected would earn up to \$1,500 for a trade school or college.

6. CONSENT AGENDA (ACTION ITEM)

- Council Member Salmonsens moved to approve the Consent Agenda consisting of 5A. Approval of Claims: Provided and Previously Approved, and 5B. Findings of Fact & Conclusion of Law: Josh Kinney Annexation / Zoning / Planned Unit Development (AZ-21-19, DA-21-27 & PUD-21-002); Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

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Tuesday, March 1, 2022 at 7:00 PM

7. ACTION ITEMS:

Item 5G Ordinance 347-2021: East Star River Ranch Rezone & Development Agreement (RZ-20-12 & DA-20-28) was removed.

A. Stair Replacement Bid Award

Mayor Chadwick explained Bill's Machine Stop will be replacing the current deteriorating concrete stairs with ones with galvanized stair treads. This was not in the budget this year, so it will need to be added in.

- Council President Hershey moved to approve the Stair Replacement Bid Award; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

B. Hunter's Creek Park Playground Equipment Purchase

Mayor Chadwick explained this purchase of playground equipment was part of the City of Star's Capital Improvement Plan. City Attorney Chris Yorgason clarified this purchase was being made through an organization called Source Well. Source Well is a cooperative purchasing agreement for the State of Idaho under Idaho Code 67-2807 for City Councils to use instead of going through a formal bidding process if the total does not exceed \$50,000. Mayor Chadwick added this purchase was just for the playground equipment and there will need to be another purchase for site work and concrete work. The purchase was coming out of Park Impact Fees and would not be Taxpayer-Funded.

- Council President Hershey moved to approve the Hunter's Creek Park Playground Equipment Purchase using the Cooperative Agreement through Source Well with any additional work need not exceed \$50,000; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

C. Riverbarn HVAC Bid

Mayor Chadwick explained this was to place an HVAC system in the Riverbarn as it has been utilized often and without the HVAC system the units have been either very hot or very cold. This will come out of Park Impact Fees as part of the Capital Expenditures on equipment for the facility. He suggested they approve the bid from A-1 Heating and Air, as they were the only one to include electrical work.

- Council President Hershey moved to approve the A-1 Heating and Air bid for a total of \$13,842; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

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D. Ordinance 366-2022: Architectural Overlay

Mayor Chadwick explained this would create a consistent look with any future developments within the Central Business District.

- Council Member Salmonsens moved to introduce Ordinance 366-2022: Architectural Overlay; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Wheelock moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and Ordinance 366-2022: Architectural Overlay be considered after reading once by title only; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 366-2022: Architectural Overlay and read the title; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

E. Ordinance 345-2021: Grace Assisted Living Annexation & Development Agreement (AZ-21-13, DA-21-19 & CUP-21-04)

Mayor Chadwick explained this is for 90,000 square feet assisted living facility that will go in off Bent Lane.

- Council Member Salmonsens moved to introduce Ordinance 345-2021: Grace Assisted Living Annexation and Development Agreement; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Wheelock moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and Ordinance 345-2021: Grace Assisted Living Annexation and Development Agreement be considered after reading once by title only; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 345-2021: Grace Assisted Living Annexation and Development Agreement and read the title; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

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Tuesday, March 1, 2022 at 7:00 PM

F. Ordinance 361-2022: Union Street Development & Development Agreement (RZ-21-07, DA-21-25 & ZC21-19)

Mayor Chadwick explained this is for the empty lot across the street from Bi-Mart where a new commercial business is going in. It will be an eatery, and likely a sandwich shop.

- Council Member Salmonsens moved to introduce Ordinance 361-2022: Union Street Development and Development Agreement; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Wheelock moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and introduce Ordinance 361-2022: Union Street Development and Development Agreement be considered after reading once by title only; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Salmonsens moved to approve introduce Ordinance 361-2022: Union Street Development and Development Agreement and read the title; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

G. Roseland Property Lease Memorandum of Understanding (City of Star & West Ada School District)

Mayor Chadwick explained this is the nine acres of land in front of Roseland's initially dedicated as a school on New Hope. There has since been a land swap and the school currently does not have plans for developing it. This will allow the City of Star to build a park on the nine acres.

- Council President Hershey moved to approve the Roseland Property Lease as stated with the conditions in the Memorandum of Understanding and allow Mayor Chadwick to sign and move forward with the lease; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

H. Executive Session 74-206(f)

- Council Member Wheelock moved to go into Executive Session 74-206(f) to communicate with legal counsel for public agency to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but eminently likely to be litigated; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried. Entered Executive Session 7:41pm and returned at approximately 8:00 pm with no decision being made.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at approximately 8:00 pm.

Trevor A Chadwick, Mayor

DS/dlp

ATTEST: _____

Jacob M Qualls, City Clerk / Treasurer

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, March 15, 2022 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick opened the City Council Meeting at 7:00pm.

2. INVOCATION – Pastor Larry Osborn, Life Springs Church

Pastor Osborn offered the invocation.

3. ROLL CALL

Elected Officials: Council President David Hershey; Council Member Kevan Wheelock; Mayor Trevor Chadwick; Council Member Jennifer Salmonsens. Council Member Nielsen was excused.

Staff: City Clerk Jacob Qualls; City Attorney Chris Yorgason; Star Police Chief Zach Hessing; PIO Dana Partridge

4. PRESENTATIONS & PROCLAMATIONS**A. Vietnam Veteran Proclamation: Declaring March 29, 2022 as Vietnam Veteran's Recognition Day**

Public Information Officer Dana Partridge spoke on the proclamation, explaining the City of Star was approved as a program partner with the Department of Defense's Vietnam War 50th Anniversary Commemoration. The City of Star was the first city in the Treasure Valley, and one of only three cities in the state of Idaho, to become a program partner. As a program partner, the City of Star pledged to host annual events to thank and honor Vietnam Veterans through 2025. The first event was the reading of the Vietnam Veteran Proclamation that night by Mayor Chadwick.

The second event, the first Annual Veterans Day Potato Feed – where all Veterans would eat for free, would take place on November 11, 2022. Vietnam Veterans would also be receiving lapel pins, along with a certificate, issued by the Department of Defense and presented in a ceremony by Mayor Chadwick. Vietnam Veterans in the community could register at staridaho.org/veterans – this page would also become a home for resources for Veterans.

Veterans, Gold Star Families, and Veteran supporters could also register to stay informed on this event and all future events. Local groups who had already committed to assisting with the potato feed were Southwest Idaho Business Alliance, the American Legion Middleton/Star Post 39, the American Legion Auxiliary Unit 39, and the Daughters of the American Revolution Eagle Chapter.

Mayor Chadwick read the proclamation, thus having the City of Star join 56 U.S. States and Territories in declaring March 29th as National Vietnam Veterans Recognition Day, which was a result of the Vietnam War Veterans Recognition Act being signed on March 28, 2017.

Mayor Chadwick and Council President Hershey both spoke regarding being Veterans, their appreciation for those who came before them, and the importance of National Vietnam Veterans Recognition Day.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, March 15, 2022 at 7:00 PM

B. Owyhee Storm High School Men's Basketball Proclamation: *Declaring March 22, 2022 as The Owyhee Storm Men's Basketball Day*

Mayor Chadwick spoke on the proclamation, explaining it would honor Owyhee High School and their basketball team, Owyhee Storm, winning the 5A State Championship under Varsity Head Coach Andy Harrington. He presented team members with certificates and City of Star pins, including some to give to their teammates who were not in attendance.

C. Ada County Sheriff Matt Clifford: *Presentation*

Sheriff Clifford spoke on the Sheriff's Office, giving a brief overview of the resources provided.

Ada County Sheriff's Office was the largest among local law enforcement agencies in Idaho, with the most diversity in the type of work they do. The agency had roughly 1,060 square miles of land, 3,000 miles of roadway, Ada County waterways, and unincorporated areas in Star, Eagle, and Kuna to patrol. Ada County Sheriff's Office had five different bureaus: police, jail, court, administration, and communications.

The City of Star had a contract for police services, including patrol deputies at community events, the largest K-9 unit in the State of Idaho, a metro SWAT unit combining Meridian and Garden City, a narcotics unit, deputies devoted to high-risk warrants and street crimes, a detectives crime lab, school resource officers, a dive team partnered with fire and rescue used for recovery of items such as cars and weapons, eleven drones, and community relations officers responsible for special events.

The Sheriff's Office also had charge of the largest jail in the State of Idaho. Maintaining safety and well-being for inmates was the biggest part of their budget, which helped provide meals, clothes, and medical services. Additionally, they provided community transition programs to get the right people out of the jail and to keep the right people in jail. These programs allowed eligible individuals to remaining working to assist with paying fines and reports costs, along with controlling overcrowding as the rising population in Ada County caused the population within the jail to also rise. If those within the program did not adhere to the specific conditions, they were required to return to jail.

Other services provided through the court were misdemeanor probation by statute, civil services throughout the county such as garnishments or paper service evictions. The court also utilized an in-house training unit for certifications or refreshers on previous training, with many of those going through it being sworn officers. Additionally, rather than send officers to Idaho Post Academy, they ran their own academy teaching Idaho Post Academy approved criteria and topics for detention and patrol. Court Security also fell under the most important aspects of court services, including maintaining the safety of the facility, court hearings going as scheduled, the safety of judges and all elected officials inside the courthouse, transportation of inmates from jail to court, transportation of inmates from jail to doctor appointments or surgery, and deputies being with inmates during doctor appointments or surgery.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, March 15, 2022 at 7:00 PM

Finances for the Ada County Sheriff's Office went through administrative services. By Statute, the Sheriff was responsible for any fiscal downfall occurring at the Sheriff's Office. Budget proposals, record services, data analytics, human resources, managing storage and evidence, and driver's license services were all handled through administrative services.

Services provided through the Communications Bureau included running the dispatch center – police agencies, fire agencies, and paramedics – for all of Ada County and tech ops which maintained all high-tech gear. Additionally, they had a Dispatch Center other counties had come to so they could see how things are run to emulate them.

D. Star Police Reports: Law Enforcement

Chief Zach Hessing gave the monthly Star Police Report for February with data pulled from ITS, a report database system. There was a total of eighteen crimes documented and committed, with nine person crimes, six property crimes, and three society crimes equaling 14.9 crimes per thousand people. The police were being more proactive than the month before, with 699 versus the previous 401. Code 3 calls had a six second increase making the average response time three minutes and thirty-four seconds. The police would continue to be proactive in coming months and would be increasing security checks on construction sites late at night.

Council Member Salmonsens sought clarification on what exactly a Code 3 call was. Chief Hessing explained the different priorities: routine calls made when there was time, more urgent calls requiring immediate attention but at a normal pace, and extremely urgent calls requiring immediate response with lights and sirens to get there as quickly as possible. The last priority was a Code 3, where someone would be in imminent danger such as domestic calls or injury crashes. Salmonsens asked how many Code 3 calls Star Police get within a month. Chief Hessing stated, on average, there are three a month.

E. Star Building Department Reports: Building Permits (02/2022)

Mayor Chadwick gave the Star Building Department Report, stating there were 70 building permits issued in February.

5. CONSENT AGENDA (ACTION ITEM)

- Council Member Salmonsens moved to approve the Consent Agenda consisting 5A. Approval of Minute (June 15, 2021; October 12, 2021; December 21, 2021), 5B. Approval of Claims Provided and Previously Approved, 5C. Final Plat: Wildrye Subdivision Phase 3 and 4 (FP-21-33 and FP-21-34), 5D. Findings of Fact: Springtree Estates Subdivision (AZ-21-16 / DA-21-24 / PP-21-19), 5E. Findings of Fact: Kirshner-Dill Annexation (AZ-21-15 / DA-21-23), and 5F. Findings of Fact: Star River Meadows Subdivision Annexation (AZ-21-17); Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

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6. PUBLIC HEARINGS with ACTION ITEMS:**A. PUBLIC HEARING: South of the River Plan**

Ryan Field spoke on the South of the River Plan, explaining it was not intended to negatively impact any landowner but rather create a plan to potentially implement, should the land within the sub-area develop, to maximize property values and control the impact within the City of Star. He noted the framework of the plan was conceptual so any final platting of locations, road alignments, park sizes, or subdivisions would be dependent on proposals brought before City Council. As such, it would change based on applications received.

He stated he would be discussing the two main areas with the most changes. The first was the economic development of the City of Star. He explained the subarea was developed and broken into four nodes: the Riverfront Center and Main Street, the Star-Chinden Gateway, the Chinden Commercial Area, and the Star-Joplin Neighborhood Services. Each of the areas would be able to provide 1.7 million square feet of economic growth with commercial space and mixed-use space.

The Riverfront center, down Main Street by the river, would provide a unique development opportunity such as the San Antonio Riverwalk. It would be walkable with businesses protected from an e-commerce perspective. The Star-Joplin Neighborhood might not remain as busy an intersection in the future, but due to the expansions of Highway 16 and the intersection itself, it would be a central piece of the plan allowing for 'going to work' and 'coming home' economic development opportunities such as grocery or financial institutions. The intersection of Star Road and Chinden Boulevard would remain very busy and would become a gateway to introducing people to Star as a main entrance to the community in the north. This area could be mixed-use with a variety of commercial and different economic opportunities mixed with residential. On either side of the intersection, would be the Chinden Commercial Light Industrial Flex to the east and west which would create opportunities for commercial growth along the main corridor of Chinden Boulevard.

The second area with the most changes was housing, which developed based on input from key decision makers in the community and landowners. Like before, the subarea was divided into four nodes: the River Valley East, the River Valley West, the Chinden Boulevard East Overlook, and the Chinden Boulevard West Overlook. These areas, equaling 1100 acres, could produce 3700 residences depending on density.

Regarding open space, on the map there was not a lot of predetermined areas marked. The intent, which was added to the text of the plan, was to have the overall open space be equal to twenty percent and be divided amongst the individual residential developments or be something like a central park. All residential developments would have public pathways connecting them to all recreation areas and the river. All slopes along the benches would be retained as open space, limiting them to open space and

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greenway areas which could be credited to required open space so long as they were usable. The goal was to protect the unique features presented by the slope areas.

The map used Star Road as a divider for north and south, with Joplin Road as a divider for east and west. These dividers created River Valley west, River Valley east, and the Chinden Overlooks. In River Valley East, the open space along the eastern edge would have a buffer between the future development and the Stonebriar development. In River Valley west, the lots would be Estate Residential with verbiage to limit the density to no more than two dwelling units per acre in the hopes the larger lots will preserve the rural feel. The larger lots would also create different development opportunities such as pasture areas or large lawns. The Chinden east overlook had changes in verbiage for density along the benches be managed in ways encouraging pedestrian access, open space, and protection of the geography of the area. Some areas had density changed to high density residential and mixed-use at the request of a property owner. For the West Overlook, there would be commercial along Can-Ada Road and Chinden Boulevard, as well as neighborhood residential and estate lots. Again, the estate lots would be limited to one to two dwelling units per acre and the density along the bench should be managed to encourage pedestrian access, open space, and protection of the slope area.

There would be opportunity to have higher density residential or compact residential in the middle of the four areas within the subarea, with density becoming less and less as the areas branched out. Most of the commercial opportunities would be along the key travel corridors. Some possibilities were a fishing pond with a commercial piece near it allowing for a deck or pier going into the pond for fishing while also allowing public access and opportunities for shops or restaurants. There could be compact residential, high density residential, and neighborhood residential nearby which would feed into the area.

One area was preferred to be commercial rather than open space per a request by a landowner. Approval was being sought for the change that evening. Another approval of change was being sought for a high density residential and mixed-use area in the east Chinden overlook. It was using the term multi-family and the change would have it become high density designation. Part of the approval would include the aforementioned changes as an addendum in the Comprehensive Plan, after which Staff would draft a resolution the City Council could approve at the next City Council Meeting. Then Staff could draft an ordinance to amend the unified development code the City Council could approve referencing the South of the River subarea and coincide with additional comprehensive plan changes and UDC changes which would be brought before council at a future date.

Council President Hershey asked how many days of public input they got, how many comments they received, and how many times the city sent out notifications asking for input. Ryan Field stated landowners were solicited in the subarea three times with a letter asking for them to go the City of Star website to review the plan and provide feedback. They received a lot of feedback from those landowners which was built into the plan. In February of 2021 a stakeholder meeting was held where

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people living in the area were invited to a roundtable type discussion where they were asked to look at plans and give feedback on them. In April of 2021 four open houses were held at the Riverhouse which were very well attended. Additionally, the city had made themselves available online, through telephone communications, e-mails, and letters.

Mayor Chadwick prompted a discussion regarding open space, particularly when it came to the Phillips family property. He suggested changing the designation to Neighborhood Residential with the intention of having all the twenty percent open space there. Shawn Nickel noted a very similar intent was already in place regarding the overlook area. Mayor Chadwick added there were several undevelopable areas along the river, citing this as the reason they were being listed as open space.

Council Member Wheelock asked if the area by the river in the hundred-year flood plain was considered part of the open space or if it was exempt. Ryan Field stated on page 3-3 there were an included 180 acres from the floodway in the land use categories. This included approximately 350 acres of parks, open space, trails, etc. It was his understanding the floodway was included. Mayor Chadwick added the buffer zone near Stonebriar being considered part of the open space requirement.

Council Member Wheelock sought clarification on it not being a mandatory plan, but an expected plan based on understanding the landowners and taking them into consideration. Ryan Field confirmed it was just one vision and possible future for the area, but until the applications regarding those parcels actually came before them it would be impossible to know what would go where. He also read the text at the top of the map: The illustrative vision plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space pathways and parks. The vision plan is illustrative in nature and defines only one possible development option.

Council Member Salmonsens sought clarification regarding several aspects of the map and proposed plan. First, she noted there was an area below Joplin Road, on the east side of Star Road, labeled Neighborhood Residential despite it being Rural Residential in the document's recommended future land use map on page 1-9. She wanted to know which was the correct designation. Ryan Field stated they would take it into consideration and be sure the maps match.

Next, she referenced the new definition for Estate Residential, wondering whether the name should be changed to prevent confusion as it would no longer match what was in the Comprehensive Plan. Shawn Nickel explained they were going to keep the Estate Residential with further definitions for specific areas within the sub-area plan stating parcels would only be allowed to develop at two units per acre maximum. He noted there was a separate chapter in the Comprehensive Plan where that would tie in and gave a reminder the future land use map would not look like the one presented. It would have one designation, South of the River Plan, which would then have Comprehensive Plan text in the subarea section which would have a bubble map like the one presented.

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Council Member Wheelock then prompted a discussion on how many acres were within each of the squares on the conceptual map if the designations were being altered inside the subarea. Mayor Chadwick noted the text outlines how much acreage is desired and the map itself will act as a guideline to let landowners know what the City of Star wants. Ryan Field confirmed while it is conceptual, they have identified certain areas where there will be active commercial and where they will not want residential. Ultimately it will be key to have good communication and collaboration with various landowners and developers who come into the area. Mayor Chadwick added they were trying to create a walkable, livable, and playable area while Ryan Field added having the areas designated and delineated would also open up the value of the area to landowners. They have worked with consultants for this plan, who have helped them determine the best locations around the commercial areas so they can best utilize the infrastructure. Council Member Wheelock agreed it was best to help values and longevity, noting if they were going to lose all the beautiful farmland, they should have something of value to replace it.

For all that to happen, there would need to be successful transportation, sewer, and water improvements. Although they were currently being worked on, the ultimate vision of the subarea would be difficult with a two-lane Star Road. As such, roads needed to be extended and connected with major traffic improvements. Mayor Chadwick stated he was already communicating with ACHD trying to get the improvements moved up from the projected 2035.

Council President Hershey sought clarification on annexation, wanting to be sure the areas had to be annexed. If this was the case, it would be good as it was purely legislative and not quasi-judicial. Mayor Chadwick noted there would be no forced annexations. Hershey added there would be no entitled rights, they would have to approve the annexations and would not if something about it did not feel like the right fit for the vision or if the infrastructure wasn't ready.

PUBLIC TESTIMONY**Michael Keyes – 338 South Long Bay Way, Star, ID**

Mr. Keyes stated the City Council had done a great job in listening to landowner input, particularly the concerns over parks and open space, which both were addressed. The only landowner he felt hadn't had their concerns addressed were the Beans, as the current iteration of the plan negated the accommodations previously made. Their request, like many other landowners, was their property not be used as open space. The current plan had open space directly over their existing residence. They had also requested their pasture be in the plan for three to five dwelling units per acre. The previous plan had the pasture listed as one to three, while the current plan had the area designated as Rural Residential – one or less. He noted the Beans had drafted two separate letters and appeared at workshops regarding these concerns.

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Next, Mr. Keyes spoke on the South of the River Plan having been in existence since the fourth quarter of 2020. This was not accurate, as the specific date given was when the City of Star began writing checks. In actuality, the concept of the South of the River plan was introduced at the beginning of the Comprehensive Plan updates and was adopted by the City of Star in the fourth quarter of 2018. He encouraged them to adopt the changes Ryan Field proposed, but asked they consider the requests the Beans have expressed.

There was a brief discussion regarding the location of the Bean property and why it was being designated as Rural Residential. Mayor Chadwick noted they could adopt the plan and figure out the designation later. Both Mr. Keyes and Council Member Wheelock added the Beans have done a great job at already defending their property as open space with their landscaping. Mayor Chadwick wanted to know why Rural Residential was placed there when it was the only use of the designation in the entire area.

Ryan Field stated if they had gone back on the accommodations, they would investigate. They would not have wanted to. He also confirmed they could make the change to Neighborhood Residential. He felt they had chosen Rural Residential for two reasons: part of the area was in the wetlands, and the request had asked for no lower than R2. It was noted Estate Residential had been established not long after that.

Mayor Chadwick listed the changes: the area in the upper east quadrant by Highway 16 being made commercial, Neighborhood Residential being used on the Phillip's property, the park being made into neighborhood residential, the beans property becoming neighborhood residential, and verbiage changes. Council Member Wheelock asked what the verbiage changes would do. Ryan Field explained they were changing it from 'multi-family dwellings' to a high-density designation. Mayor Chadwick added the high-density designation allows for townhomes where the multi-family does not, so this change would allow another option of residential style. Ryan Field added other changes: redefining estate residential, making sure the high-density use is only able to be used as part of a Planned Unit Development (PUD), the open space barrier/buffer between the development and the Stonebriar subdivision, adding language regarding the bench density for it to be managed to encourage pedestrian access, open space, and protection of the geography of the area.

The Public Hearing was closed at 8:39pm.

CITY COUNCIL DELIBERATIONS

Council President Hershey noted Council Member Salmonsens had brought up the change regarding the pocket of property.

- Council President Hershey moved to approve the South of the River Plan with the changes mentioned. Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

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7. ACTION ITEMS**A. Ordinance 362-2022: Star River Meadows Subdivision Annexation**

- Council Member Salmonsens moved to introduce Ordinance 362-2022: Star River Meadows Subdivision Annexation; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and Ordinance 362-2022: Star River Meadows Subdivision Annexation be considered after reading once by title only; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Salmonsens moved to approve Ordinance 362-2022: Star River Meadows Subdivision Annexation and read the title; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

B. City Hall Upgrade Neurilink Proposals: Approving Neurilink as a Sole Source for upgrading Audio / Visual needs for the Star City Council Chambers; approving Audio and Visual Proposals

City Attorney Yorgason clarified this is not a 'sole source' but goes through a cooperative which allows the City of Star to use a company already chosen by a different city within the cooperative without having to go through a bidding process. Council President Hershey added going through the process essentially meant the company had already been vetted.

- Council President Hershey moved to approve Neurilink for use in both the audio and visual proposals; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

C. Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement (RZ-20-12 & DA-20-28)

- Council Member Salmonsens moved to introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement be considered after reading once by title only; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved to approve introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement and read the title; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.



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D. Executive Session 74-206(f): *To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.*

- Council President Hershey moved to go into Executive Session; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

The City Council entered Executive Session at 9:23pm and returned to regular session at 9:24pm. No actions taken.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:24 p.m.

Trevor A Chadwick, Mayor
Treasurer

ATTEST: _____
Jacob M Qualls, City Clerk /



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star, Idaho – Planning & Zoning Department *Shawn T. Munk*

MEETING DATE: **June 21, 2022**

FILE #: FP-22-10 Final Plat, Greiner’s Hope Springs Subdivision Phase 5
FP-22-11 Final Plat, Greiner’s Hope Springs Subdivision Phase 6

REQUEST

The Applicant is seeking approval of a Final Plat for Greiner’s Hope Springs Subdivision Phase 5 consisting of 42 residential lots and 2 common lots on 10.05 acres and Greiner’s Hope Springs Subdivision Phase 6 consisting of 53 residential lots and 3 common lots on 11.3 acres. The subject property is generally located on the south side of W. New Hope Road, approximately 1,600 feet east of N. Munger Road in Star, Idaho. Ada County Parcel Number is R76268000015.

APPLICANT/OWNER/REPRESENTATIVE

Owner/Applicant:
Richland American Homes of Idaho, Inc.
Joe Austin
1804 N. Midland Blvd
Nampa, Idaho 83651

PROPERTY INFORMATION

Land Use Designation:	Residential (R-4)	
	<u>Phase 5</u>	<u>Phase 6</u>
Acres:	10.05 Acres	11.30 Acres
Residential Lots:	42	53
Common Lots:	2	3
Commercial:	0	0
Total Residential Units	42 Units	53 Units

HISTORY

- On April 18, 2006, the City Council approved an annexation and zoning (AZ-06-06) for parcel no. R7626790405 containing 11.17-acres with a zoning designation of R-3.
- On August 20, 2019, the City Council approved annexation and zoning, development agreement and preliminary plat for Greiner’s Hope Springs Subdivision (AZ-19-05/DA-19-06/PP-19-03).
- On June 2, 2020, the Council approved the Final Plat for Phase 1 of Greiner’s New Hope Subdivision with 38 residential lots and 8 common lots on 11.41 acres.
- On October 6, 2020, the Council approved the Final Plat for Phase 2 of Greiner’s New Hope Subdivision with 44 residential lots and 3 common lots on 9.79 acres. (FP-20-16)
- On July 6, 2021, the Council approved the Final Plat for Phase 3 of Greiner’s New Hope Subdivision with 37 residential lots and 6 common lots on 10.27 acres. (FP-21-14)
- On January 11, 2022, the Council approved the Final Plat for Phase 4 of Greiner’s New Hope Subdivision with 38 residential lots and 6 common lots on 9.88 acres. (FP-21-30)

GENERAL DISCUSSION

The Applicant is requesting approval of the Final Plats for Phases 5 & 6 of Greiner’s Hope Springs Subdivision.

The approved Preliminary Plat consists of 252 single family residential lots and 18 common lots. There are two existing dwellings that will remain and be platted as individual lots. The residential lots range in size from 5,000 square feet to 29,345 square feet (existing dwelling lot), with an average lots size of 6,885 square feet. The applicant has indicated that the development will contain a total of 11.62 acres (18.5%) open space. Although the application was submitted prior to the adoption of Ordinance 290 requiring a minimum of 15% open space, 10% usable, the applicant has provided 13.5% (8.49 acres) more open space than the required 5% in the Code that was relevant at the time of submittal of the application. Staff has interpreted and calculated the total usable open space provided as 7.4 acres, or 11.8% usable. This amount excludes drainage areas*, although the drainage areas are designed as grassed areas with minimal slope. Staff calculations do include the planting strips along the roadways for the proposed detached sidewalks. *Adding the drainage areas would increase the usable open space to 8.97 acres (14.3%).

The Unified Development Code in affect at the time of approval required one site amenity for each 20-acres of development area (total of 3 amenities required). Proposed amenities within the development include the following:

- Quality of Life Amenities – Proposed pathway system, seasonal stream and ponds with waterfalls, benches, community gardens, hanging flower baskets
- Clubhouse for gatherings and private events and with Parking Lot

- Additional Open Space in excess of 5% (as required by Code in affect at time of submittal)
- Detached 5' sidewalks with 8' landscape strips
- Usable landscaped storm water detention areas

Irrigation to the property will be provided by the Middleton Mill Irrigation District. The applicant has been working with the district.

The ingress/egress will be taken from W. New Hope Road. The design shows several future street connections to adjacent properties, including connection to the currently developing Sailing Hawks and Fallbrook Subdivisions.

The development received Specific Setbacks as Requested:

Greiner's Hope Springs

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)
Interior Side Setback – 5 feet (for one and two story)
Street Side Setback – 15 feet for dwelling
26 feet for garage

Locations for decorative streetlights are reflected on the submitted lighting plan. Streetlight design has also been submitted and meets the intent of the City's "Dark sky lighting" standards.

If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".

Fencing is being proposed to be solid cedar or vinyl fencing along the boundary and within the subdivision with potential open fencing proposed between the residential lots and the central open space/common lots containing the streams. Any fencing shall reflect the Clear Vision Triangle regulations.

All internal roads are proposed as public streets and shall be 36' from back of curb to back of curb.

The Applicant received a waiver from Council for exceeding the 750' block lengths for two blocks within this subdivision. The blocks that would be affected would be Block 1 and Block 7.

The applicant indicated that the subdivision would develop in four to five phases. The applicant has requested flexibility in phasing in order to adjust the number of lots and combination of lots to reflect changing market conditions.

Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan does meet this

requirement as submitted. (Please see "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.)

The submitted final plat meets the conditions of approval for the approved preliminary plat application.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 5 is 4.17 du/acre, and the gross density of Phase 6 is 4.69 du/acre. Both phases contain lots ranging in size consistent with the approved preliminary plat. **After phases 5 and 6 are complete, all 252 lots approved on the preliminary plat will have been platted.**

Setbacks – The development was approved with special setbacks.

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)

Interior Side Setback – 5 feet (for one and two story)

**Street Side Setback – 15 feet for dwelling
26 feet for garage**

Common/Open Space and Amenities – Amenities have been installed in previous phases of the development. The sidewalks will be detached with a landscape strip. The submitted landscape plan meets the standards of the current zoning ordinance, including street trees. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

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

Mailbox Cluster – Location has been approved for previous phases and will be the same location for all phases. Letter of approval was included in the application packet.

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

Landscape – Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan, as submitted appears to satisfy this requirement. Common Area landscape requirements call for one deciduous shade tree per 4,000 square feet. The plan as submitted meets these requirements.

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

SITE SPECIFIC DISCUSSION

In review of the application, staff finds that per the Unified Development Code, the Greiner’s Hope Springs Subdivision Final Plats, Phases 5 and Phase 6, are in substantial compliance.

Applicant shall continue to advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.

The Unified Development Code states that the final plat shall be in substantial compliance with the approved or conditionally approved preliminary plat, notwithstanding the following changes:

- 1- The number of buildable lots is the same or fewer;
- 2- The amount of common open space is increased;
- 3- The amount of open space is relocated with no reduction in the total amount;
- 4- The number of open space lots has been increased; or
- 5- The transportation authority has required minor changes.

A letter was received by Staff from the attorney for the HRM Lateral Pipeline regarding drainage issues from construction of these phases of the subdivision. Staff has been unable to confirm with HRM that the issues have been resolved. A condition of approval will be placed requiring confirmation from HRM that the issues have been resolved prior to signature of the final plat.

AGENCY NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction on May 30, 2022. The following agencies responded:

November 22, 2021	City Engineer	Approval Letter Phase 6
December 4, 2021	City Engineer	Approval Letter Phase 5
April 9 & April 20, 2022	Central District Health	Approval Letter Phases 5 & 6
June 10, 2022	DEQ	Standard Response Phases 5 & 6
May 25, 2022	HRM Lateral Pipeline	Letter of Concern

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.
Staff 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 has not received information from agencies having jurisdiction reflecting any financial hardships that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff has not received 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 changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

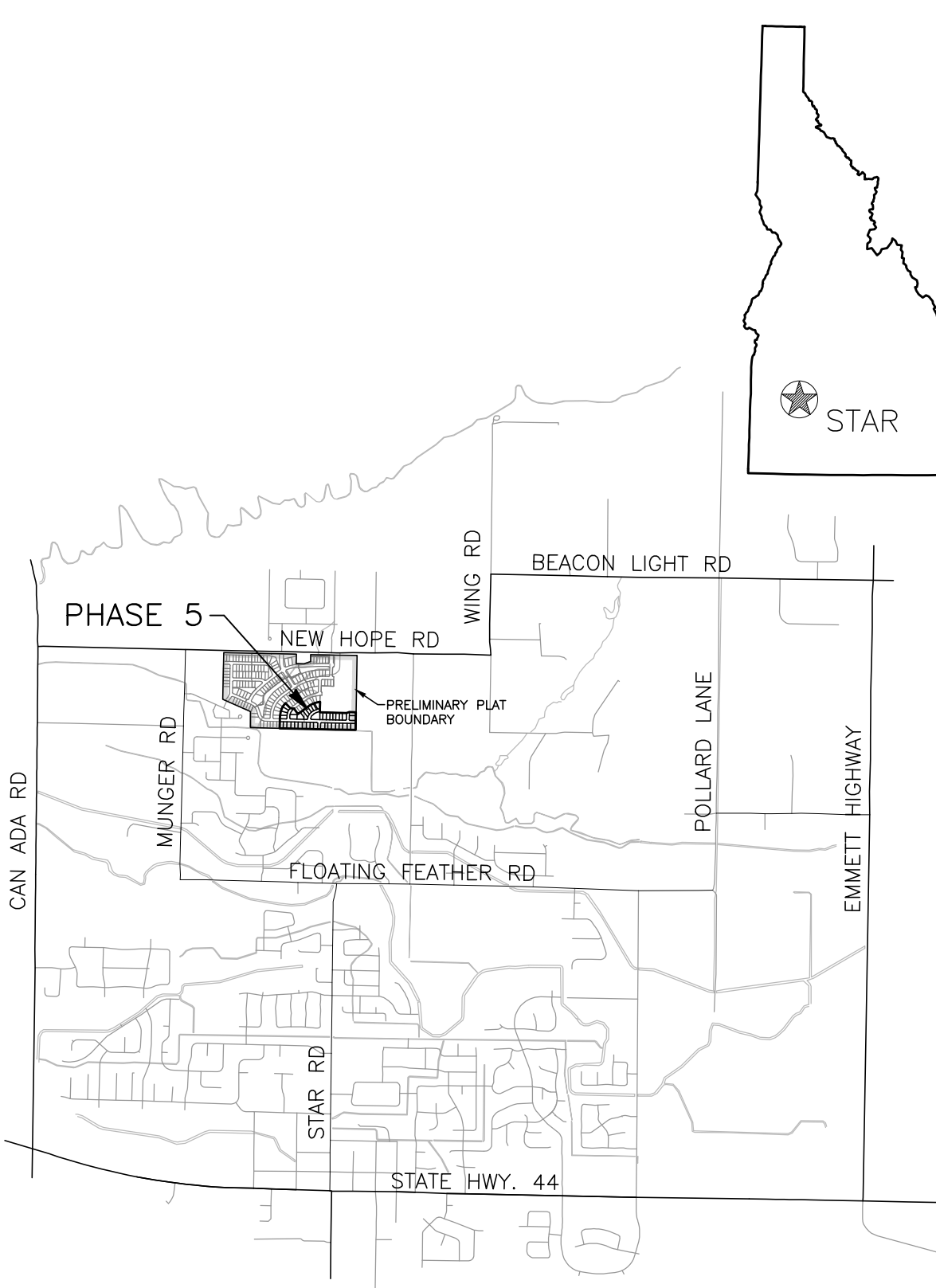
- 1. The final plat for the Greiner's Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
- 3. **Prior to signature of the final plat, the applicant shall provide documentation of approval from the HRM Lateral Pipeline regarding drainage issues associated with construction of the subdivision.**
- 4. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 5. 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.
- 6. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
- 7. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, unless otherwise approved.

8. The Mylar of this 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.
9. All common area lots shall be owned and maintained by the Homeowner's Association.
10. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
11. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages (See Section 8-4 B Landscaping Requirements).
12. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This certification shall be submitted prior to issuance of first certificate of occupancy for this phase.**
13. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
15. A sign application shall be submitted to the City for any internal or subdivision signs.
16. The applicant shall maintain, during all construction (including home construction), the installed construction sign, 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).
17. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
18. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the signed recorded final plat with all signatures, **prior to any building permits being issued.**
19. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
20. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-10 Greiner's Hope Springs Subdivision,
Final Plat Phase 5 and File # FP-22-11 Greiner's Hope Springs Subdivision, Final Plat Phase 6 on
_____, 2022.

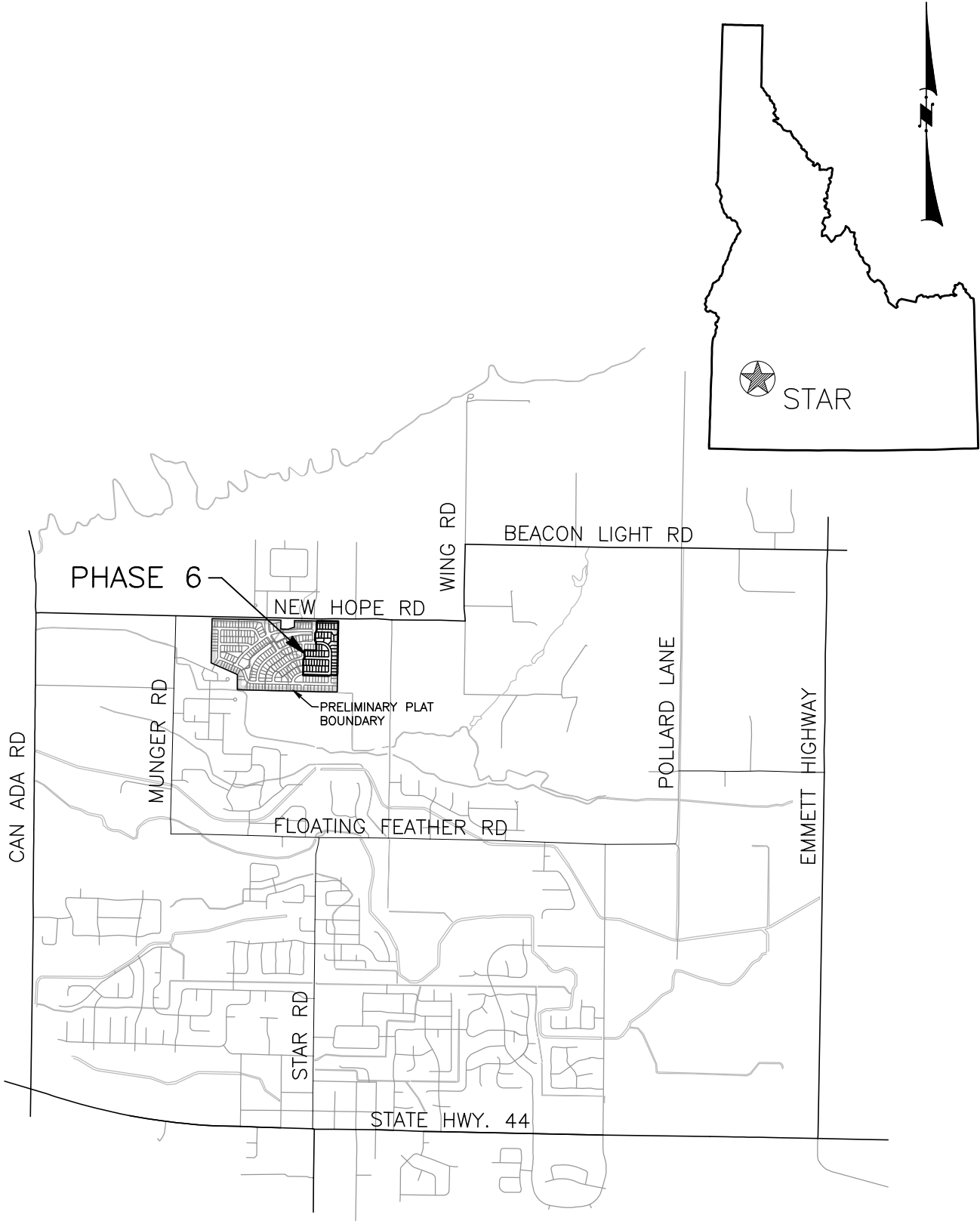
VICINITY MAP
GREINERS HOPE SPRINGS SUBDIVISION No. 5



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

SCALE: 1"=1/2 M

VICINITY MAP
GREINERS HOPE SPRINGS SUBDIVISION No. 6



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

SCALE: 1"=1/2 M

Greiners Hope Springs

General Data and

Statement of Compliance for Phase 5

GENERAL DATA (this phase)

- a. Gross Density- 42 on 10.056 acres= 4.18 DU/Ac
- b. Lot size range - 5,750 to 10,253
- c. Lot size average - 7,551
- d. Open Space
 - a. Concrete pathway and landscaped corridor over sewer trunk line, usable open space lot/drainage pond.
 - b. These comprise 0.484 acres, which is 4.3% of the 10.056 acres planned.
- e. Specific Setbacks for Greiners Hope Springs

TABLE 1- HOPE SPRINGS DIMENSIONAL STANDARDS

(this table replaces Table 8-3B-6(a) of Star Code specific to Hope Springs)

Minimum street frontage	35 feet	
Front Setback ¹	15 feet to the living area, 26 feet to the garage door ²	
Rear setback	15 feet	
Interior side setback	5 feet	
Street side setback (local) ¹		Items highlighted in yellow differ from the City's R-4 standard setbacks.
Dwelling	15 feet	
Garage ²	26 feet	
Street side setback (arterial and collector)	n/a	
Street landscape buffer:		
Arterial and collector	35 feet	
Entryway corridor	n/a	
Maximum building height	35 feet	
1. Measured from the Property Line 2. Setback for garage side wall (wall without vehicle door) is same as "dwelling or living" setback		

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for Greiner Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
 - a. The final plat must be signed by various agencies having jurisdiction before the mylar is recorded.
2. The property with the approved Preliminary Plat 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.
 - a. We shall maintain the property accordingly. We will mow weeds as needed.

3. 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 (7 a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.
 - a. This sign was installed 2-29-2020 before construction began on phase 1 and remains on site.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 - a. See enclosed License Agreement (see also item #21 on thumb drive)
5. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigations systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
 - a. Construction drawings including the PI system have been reviewed and approved by Ryan Morgan. See attached, stamped plans. (see also item #17 on thumb drive)
6. 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)
 - a. The Plat complies.
7. Applicant/Owner/Developer shall submit a streetlight plan/design with each subsequent Final Plat application. Streetlights shall comply with the Star City Code, to include the "Dark Sky" initiative, and shall be of the same design throughout the entire subdivision.
 - a. See page 22 of approved construction drawings (see also Items #19 on thumb drive)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
 - a. See Note #6 on the Final Plat.
9. 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, unless amended in the Development Agreement or CUP conditions.
 - a. See Notes #1, #3, #5, on the Final Plat
10. 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 the council.
 - a. This plat is in compliance with current Code and the specific City approvals for this preliminary plat.



11. Requested Surety will be required at 150% of the total 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.) Bonding shall only apply to landscaping during winter months.
 - a. If we bond for landscaping, we will provide bid for bonding prior to Clerk signing the mylar.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
 - a. See enclosed copy (see also item #22 on thumb drive).
13. 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.
 - a. See attached approval letter - all boxes in one location (see also item #23 on thumb drive)
14. A form signed by the Star Sewer & Water shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
 - a. Will do
15. All State, Federal and local rules and regulations regarding development in the Special Hazard Areas (Floodplain/Floodway) shall be adhered to, if applicable.
 - a. N/A
16. The applicant shall provide a domestic water stub to the properties to the east. This stub shall be coordinated with the City and the Star Sewer & Water District regarding location of said stub.
 - a. See page 22 of approved construction drawings
17. All existing irrigation and drainage ditches located along the boundary of the subdivision shall be provided with fire-proof fencing to protect against burning by Irrigation Districts or farmers.
 - a. N/A to this phase
18. The applicant shall coordinate with the property owner to the west regarding irrigation water delivery to their adjacent properties.
 - a. N/A to this phase - installed with phase 2.
19. The applicant shall include language in the CC&R's that recognizes and references surrounding active agricultural activities in the general vicinity and the sights, sounds and smells that are associated with these activities.
 - a. See Section 5.26 of the enclosed Master CCR's. (items #22 on thumb drive)
20. The applicant shall advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary

travel pattern.

- a. Notice provided to contractors.

I certify that the above items are accurate.



Richmond American Homes of Idaho, Inc.

Greiners Hope Springs General Data and Statement of Compliance for Phase 6

GENERAL DATA (this phase)

- a. Gross Density- 53 on 11.304 acres= 4.7 DU/Ac
- b. Lot size range – 5,600SF to 11,821SF
- c. Lot size average – 6,668SF
- d. Open Space
 - a. Landscaped open space and berm along New Hope Rd.
 - b. These comprise 0.731 acres, which is 647% of the 11.304 acres planned.
- e. Specific Setbacks for Greiners Hope Springs

TABLE 1- HOPE SPRINGS DIMENSIONALSTANDARDS

(this table replaces Table 8-3B-6(a)of Star Code specific to Hope Springs)

Minimum street frontage	35 feet	
Front Setback ¹	15 feet to the living area, 26 feet to the garage door ²	
Rear setback	15 feet	
Interior side setback	5 feet	
Street side setback (local) ¹		Items highlighted in yellow differ from the City's R-4 standard setbacks.
Dwelling	15 feet	
Garage ²	26 feet	
Street side setback (arterial and collector)	n/a	
Street landscape buffer:		
Arterial and collector	35 feet	
Entryway corridor	n/a	
Maximum building height	35 feet	
1. Measured from the Property Line 2. Setback for garage side wall (wall without vehicle door) is same as "dwelling or living" setback		

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for Greiner Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
 - a. The final plat must be signed by various agencies having jurisdiction before the mylar is recorded.
2. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1through 3-1-7.
 - a. We shall maintain the property accordingly. We will mow weeds as needed.

3. 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 (7 a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.
 - a. This sign was installed 2-29-2020 before construction began on phase 1 and remains on site.
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6. 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)
 - a. The Plat complies.
7. Applicant/Owner/Developer shall submit a streetlight plan/design with each subsequent Final Plat application. Streetlights shall comply with the Star City Code, to include the "Dark Sky" initiative, and shall be of the same design throughout the entire subdivision.
 - a. See page 19 of approved construction drawings (see also Items #19 on thumb drive)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
 - a. See Note #6 on the Final Plat.
9. 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, unless amended in the Development Agreement or CUP conditions.
 - a. See Notes #1, #3, #5, on the Final Plat
10. 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 the council.
 - a. This plat is in compliance with current Code and the specific City approvals for this preliminary plat.



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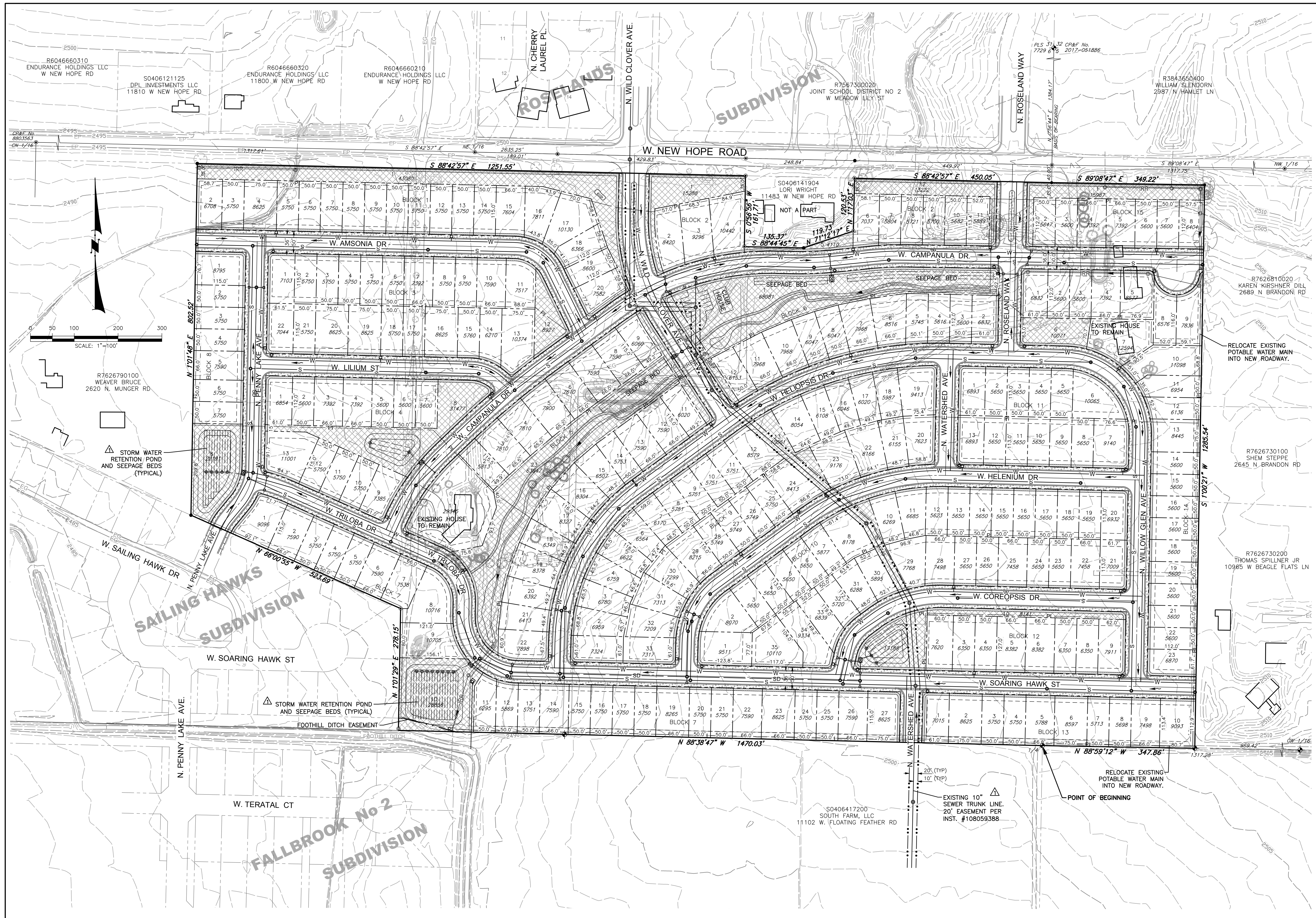
Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.) Bonding shall only apply to landscaping during winter months.

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15. All State, Federal and local rules and regulations regarding development in the Special Hazard Areas (Floodplain/Floodway) shall be adhered to, if applicable.
 - a. N/A
16. The applicant shall provide a domestic water stub to the properties to the east. This stub shall be coordinated with the City and the Star Sewer & Water District regarding location of said stub.
 - a. See page 12 of approved construction drawings
17. All existing irrigation and drainage ditches located along the boundary of the subdivision shall be provided with fire-proof fencing to protect against burning by Irrigation Districts or farmers.
 - a. N/A to this phase
18. The applicant shall coordinate with the property owner to the west regarding irrigation water delivery to their adjacent properties.
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20. The applicant shall advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.
 - a. Notice provided to contractors.

I certify that the above items are accurate.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a series of connected loops and a final horizontal stroke.

Richmond American Homes of Idaho, Inc.



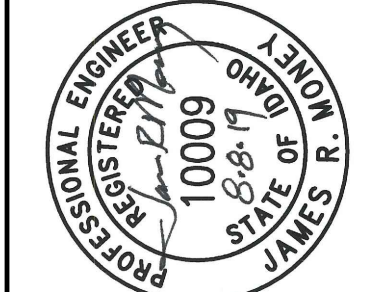
CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

PRELIMINARY PLAT
GREINERS HOPE SPRINGS SUBDIVISION
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5 AND
THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

PROJECT NO.	DATE	REVISIONS
18048/Preplat	7/25/19	ITEM
DESIGNED		Revisions per City of Star comments
DRAWN		
JRM		
JRM/KK		
CHECKED		
APPROVED		

DATE: 8/8/2019
DRAWING: Preplat-NH
JOB NO: 18048/Preplat

SHEET 2 OF 2



2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312
Fax 888-0323

GREINERS HOPE SPRINGS SUBDIVISION NO. 5

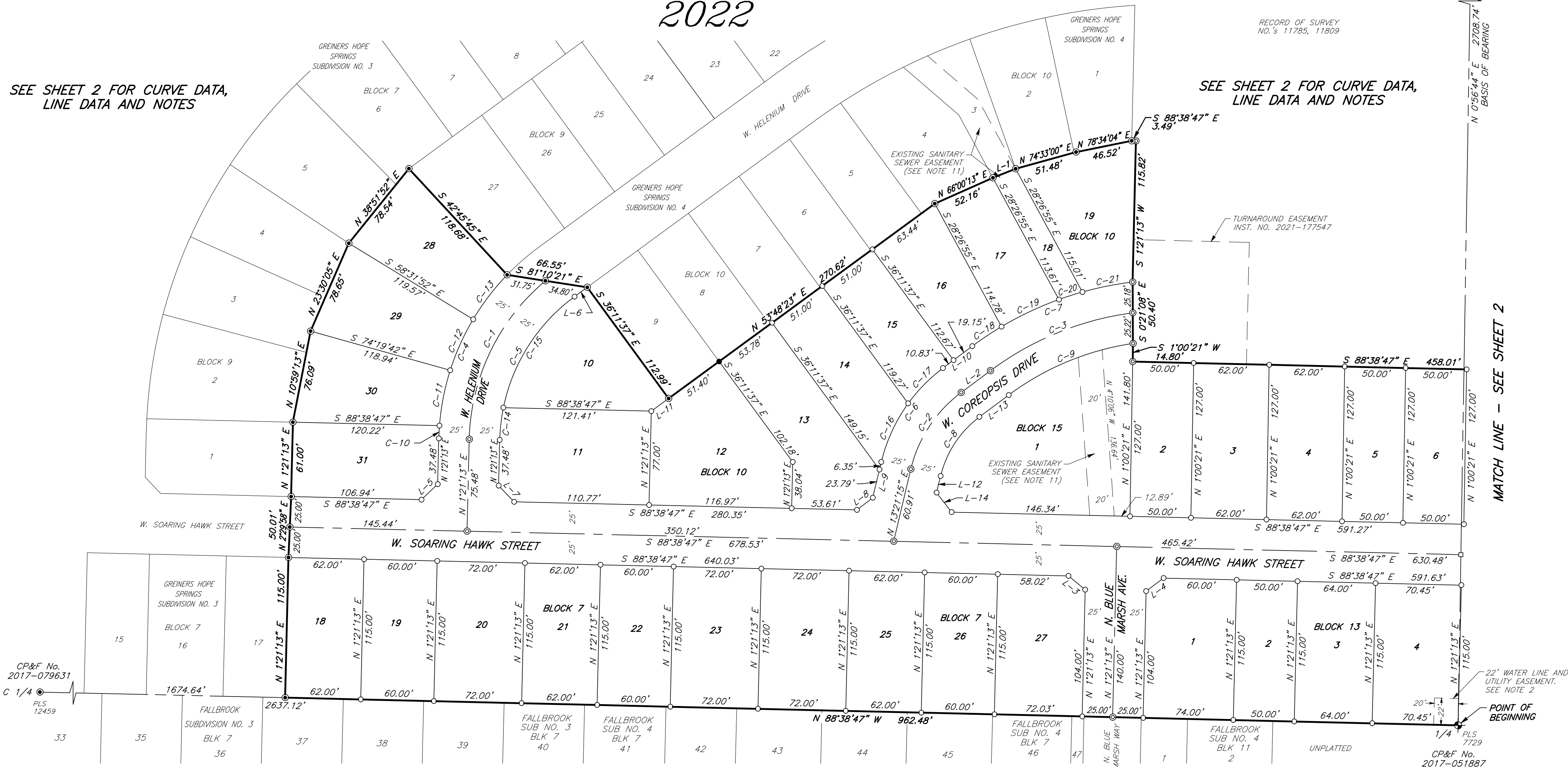
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5, AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND BEING A
REPLAT OF A PART OF LOTS 6, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 2

A DEVELOPMENT BY RICHMOND AMERICAN HOMES OF IDAHO, INC.

2022

SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

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LINE DATA AND NOTES

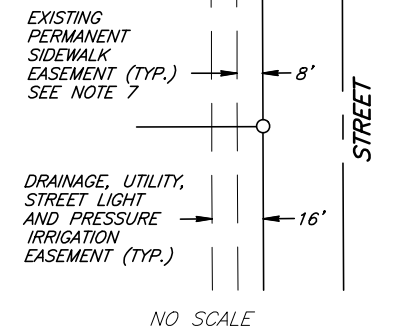


LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- SET 1/2"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

STREET EASEMENT DETAIL



REFERENCES

REFERENCE RECORD OF SURVEY NUMBERS: 1229, 1249, 2473, 4087, 7793, 11785, 11809
REFERENCE PLATS OF: RUSTY SPUR RANCHETTES NO. 2, RUSTY SPUR RANCHETTES NO. 3, RUSTIC RIDGE SUBDIVISION, GREINERS HOPE SPRINGS NO. 3, GREINERS HOPE SPRINGS NO. 4, FALLBROOK SUBDIVISION NO. 3

SURVEYOR NARRATIVE

THE PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 5 IS A CONTINUATION OF THE MASTER PLAN FOR THE GREINERS HOPE SPRINGS SUBDIVISION. THIS SUBDIVISION IS A RE-PLAT OF A PART OF LOTS 6, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES NO. 2 AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6556 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.

GREINERS HOPE SPRINGS SUBDIVISION NO. 5 IS BOUNDED TO THE SOUTH BY FALLBROOK SUBDIVISION NO. 3, FALLBROOK SUBDIVISION NO. 4, AND UNPLATTED LANDS, BOUNDED TO THE EAST BY RUSTIC RIDGE SUBDIVISION, BOUNDED ON THE WEST BY GREINERS HOPE SPRINGS SUBDIVISION NO. 3, AND BOUNDED ON THE NORTH BY GREINERS HOPE SPRINGS SUBDIVISION NO. 4 AND RUSTY SPUR RANCHETTES SUBDIVISION NO. 2.

THE MONUMENTS ALONG THE BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION NO. 3 AND 4 WERE FOUND IN PLACE AND UNDISTURBED UNLESS OTHERWISE SHOWN. THE REMAINING PROPERTY LINES WERE DEVELOPED AS PER THE OWNER AS SHOWN HEREON.



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 5

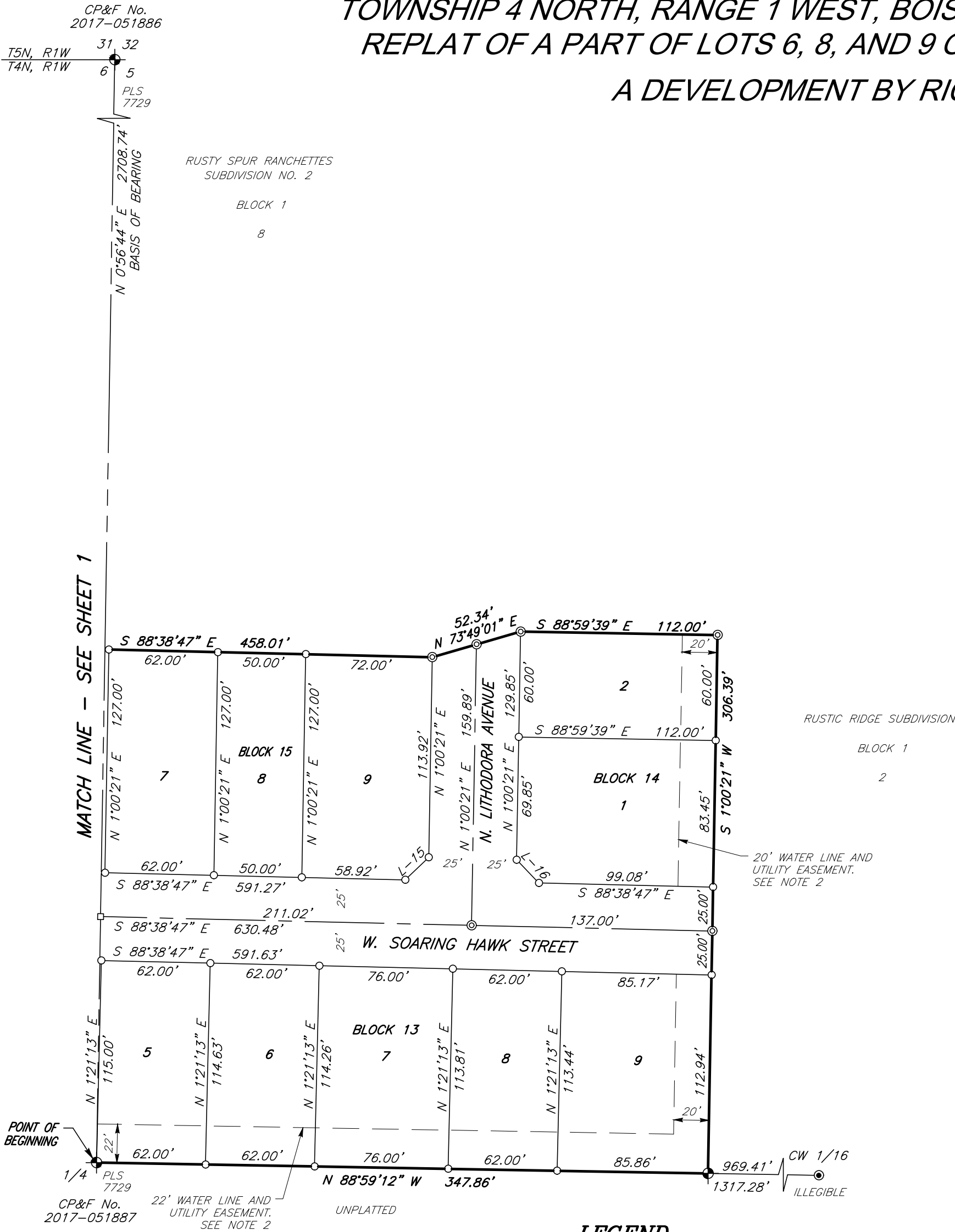
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5, AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND BEING A REPLAT OF A PART OF LOTS 6, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 2

A DEVELOPMENT BY RICHMOND AMERICAN HOMES OF IDAHO, INC.

2022

NOTES

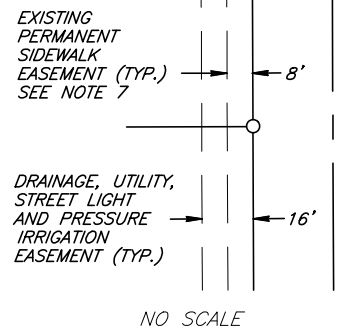
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY FILE NO. AZ-19-05/DA-19-06/PP-19-03.
- ALL LOTS HAVE A 16 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION AND STREET LIGHT PURPOSES CONTIGUOUS TO ALL PUBLIC STREETS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION PURPOSES. ALL REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES EXCEPT WHERE OTHERWISE SHOWN. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- BUILDING AND OCCUPANCY SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) RECORDED AS INSTRUMENT NO. 2020-107706, OFFICIAL RECORDS OF ADA COUNTY, AS WELL AS ANY FUTURE AMENDMENTS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. _____.
- LOT 18 OF BLOCK 10 AND LOT 1 OF BLOCK 15 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC.
- LOT 1 OF BLOCK 15 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THE 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 IS DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. SAID LOT IS A COMMON LOT AND WILL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC..
- GREINERS HOPE SPRINGS SUBDIVISION NO. 5 IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. _____.
- EASEMENTS AS PLATTED BY RUSTY SPUR RANCHETTES NO. 2 THAT ARE WITHIN THE BOUNDS OF GREINERS HOPE SPRINGS SUBDIVISION NO. 5 HAVE BEEN VACATED BY THE CITY OF STAR AND BY THE RELEVANT UTILITY COMPANIES, SEE STAR VACATION FILE NO. VAC-20-01. ANY OTHER EXISTING EASEMENTS ARE AS SHOWN OR NOTED HEREON.
- LOT 18 OF BLOCK 10 AND LOT 1 OF BLOCK 15 ARE SUBJECT TO AN EXISTING SANITARY SEWER EASEMENT PER INSTRUMENT NO. 108059388.



LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- SET 1/2"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
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- CALCULATED POINT, NOTHING SET
- SECTION LINE
- STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

STREET EASEMENT DETAIL



LINE DATA		
LINE	BEARING	DISTANCE
L-1	N 68°20'40" E	20.07'
L-2	N 53°16'25" E	29.98'
L-3	S 43°38'47" E	17.80'
L-4	N 46°21'13" E	17.80'
L-5	N 46°21'13" E	18.38'
L-6	N 53°48'23" E	12.96'
L-7	S 43°38'47" E	18.38'
L-8	N 52°21'14" E	16.36'
L-9	N 13°21'15" E	30.14'
L-10	N 53°16'25" E	29.98'
L-11	N 53°48'23" E	17.60'
L-12	N 13°21'15" E	13.98'
L-13	N 53°16'25" E	29.98'
L-14	S 37°38'46" E	20.21'
L-15	N 46°10'47" E	18.44'
L-16	S 43°49'13" E	18.33'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C-1	48°38'31"	175.00	148.57	79.09	144.15
C-2	39°55'09"	110.00	76.64	39.95	75.10
C-3	29°12'36"	250.00	127.45	65.14	126.08
C-4	42°38'34"	200.00	148.85	78.06	145.44
C-5	52°27'10"	150.00	137.32	73.89	132.58
C-6	39°55'09"	135.00	94.06	49.03	92.17
C-7	29°51'51"	275.00	143.34	73.34	141.72
C-8	39°55'09"	85.00	59.22	30.87	58.03
C-9	28°24'33"	225.00	111.56	56.95	110.42
C-10	3°00'52"	200.00	10.52	5.26	10.52
C-11	13°16'57"	200.00	46.36	23.29	46.26
C-12	13°10'18"	200.00	45.98	23.09	45.88
C-13	13°10'27"	200.00	45.99	23.10	45.89
C-14	10°10'57"	150.00	26.66	13.36	26.62
C-15	42°16'13"	150.00	110.66	57.99	108.17
C-16	22°35'02"	135.00	53.21	26.96	52.87
C-17	17°20'08"	135.00	40.85	20.58	40.69
C-18	6°00'49"	275.00	28.86	14.44	28.85
C-19	10°52'01"	275.00	52.16	26.16	52.08
C-20	41°33'39"	275.00	20.29	10.15	20.29
C-21	8°45'22"	275.00	42.03	21.05	41.99



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in City of Star, Ada County, Idaho, and that we intend to include the following described property in this GREINERS HOPE SPRINGS SUBDIVISION NO. 5:

A parcel located in the SW 1/4 of the NW 1/4 of Section 5, and in the SE 1/4 of the NE 1/4 of Section 6, Township 4 North, Range 1 West, Boise Meridian, City of Star, and being a part of Lots 6, 8, and 9 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 as shown in Book 64 of Plats at Pages 6556 – 6557, in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap monument marking the southeasterly corner of said SE 1/4 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 6 bears N 0°56'44" E a distance of 2708.74 feet;

Thence N 88°38'47" W along the southerly boundary of said SE 1/4 of the NE 1/4 a distance of 962.48 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of GREINERS HOPE SPRINGS SUBDIVISION NO. 3 as shown in Book 121 of Plats at Pages 19050 – 19053 in said office of the Recorder;

Thence leaving said southerly boundary and along said easterly boundary the following described courses:

Thence N 1°21'13" E a distance of 115.00 feet to a 5/8 inch diameter iron pin;

Thence N 2°29'58" E a distance of 50.01 feet to a 5/8 inch diameter iron pin;

Thence N 1°21'13" E a distance of 61.00 feet to a 5/8 inch diameter iron pin;

Thence N 10°59'13" E a distance of 76.09 feet to a 5/8 inch diameter iron pin;

Thence N 23°30'05" E a distance of 78.65 feet to a 5/8 inch diameter iron pin;

Thence N 38°51'52" E a distance of 78.54 feet to a 5/8 inch diameter iron pin marking the westerly corner of GREINERS HOPE SPRINGS SUBDIVISION NO. 4 as shown in Book 122 of Plats at Pages 19327 – 19330 in said office of the Recorder;

Thence leaving said easterly boundary and along the southerly boundary of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4 the following described courses:

Thence S 42°45'45" E a distance of 118.68 feet to a 5/8 inch diameter iron pin;

Thence S 81°10'21" E a distance of 66.55 feet to a 5/8 inch diameter iron pin;

Thence S 36°11'37" E a distance of 112.99 feet to a 5/8 inch diameter iron pin;

Thence N 53°48'23" E a distance of 270.62 feet to a 5/8 inch diameter iron pin;

Thence N 66°00'13" E a distance of 52.16 feet to a 5/8 inch diameter iron pin;

Thence N 68°20'40" E a distance of 20.07 feet to a 5/8 inch diameter iron pin;

Thence N 74°33'00" E a distance of 51.48 feet to a 5/8 inch diameter iron pin;

Thence N 78°34'04" E a distance of 46.52 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4;

Thence leaving said southerly boundary S 88°38'47" E a distance of 3.49 feet to a 5/8 inch diameter iron pin;

Thence S 1°21'13" W a distance of 115.82 feet to a 5/8 inch diameter iron pin;

Thence S 0°21'08" E a distance of 50.40 feet to a 5/8 inch diameter iron pin;

Thence S 1°00'21" W a distance of 14.80 feet to a 5/8 inch diameter iron pin;

Thence S 88°38'47" E a distance of 458.01 feet to a 5/8 inch diameter iron pin;

Thence N 73°49'01" E a distance of 52.34 feet to a 5/8 inch diameter iron pin;

Thence S 88°59'39" E a distance of 112.00 feet to a 5/8 inch diameter iron pin on the westerly boundary of Lot 2 of Block 1 of RUSTIC RIDGE SUBDIVISION as shown in Book 111 of Plats at Pages 16052 – 16054 in said office of the Recorder;

Thence S 1°00'21" W along said westerly boundary a distance of 306.39 feet to a brass cap monument marking the southwesterly corner of said Lot 2, said point being on the southerly boundary of said SW 1/4 of the NW 1/4;

Thence leaving said westerly boundary N 88°59'12" W along said southerly boundary a distance of 347.86 feet to the POINT OF BEGINNING.

This parcel contains 10.056 acres, more or less.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31–3805(1)(b) and lies within the Middleton Irrigation Association and Middleton Mill Ditch Company and the Farmers Union Ditch Company and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water and sewer service from the Star Sewer and Water District. The 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, irrigation and drainage and any other purposes as may be designated hereon and no permanent structures other than for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 3 DAY OF FEB, 2022.

Richmond American Homes of Idaho, Inc.

By Paul Peterson, Regional President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS 3rd DAY OF FEB, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED PAUL PETERSON, KNOWN TO ME TO BE THE REGIONAL PRESIDENT OF RICHMOND AMERICAN HOMES OF IDAHO, INC. THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION 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 FEB. 13, 2023

RESIDING AT ADA COUNTY

By JRM
NOTARY PUBLIC FOR THE STATE OF IDAHO



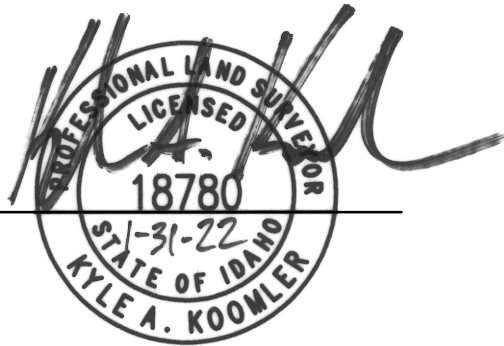
CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 5

CERTIFICATE OF SURVEYOR

I, KYLE A. KOOMLER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED 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.

KYLE A. KOOMLER
IDAHO NO. 18780



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 OF GREINERS HOPE SPRINGS SUBDIVISION NO. 5.

CITY ENGINEER ~ STAR, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

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

DATE _____

ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST ____ O'CLOCK ____ .M. ON THIS ____ DAY OF _____, ____.

DEPUTY EX-OFFICIO RECORDER

BOOK _____ PAGES _____ INSTRUMENT NO. _____

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 DISAPPROVAL.

DATE _____

CENTRAL DISTRICT HEALTH

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

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 _____ THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

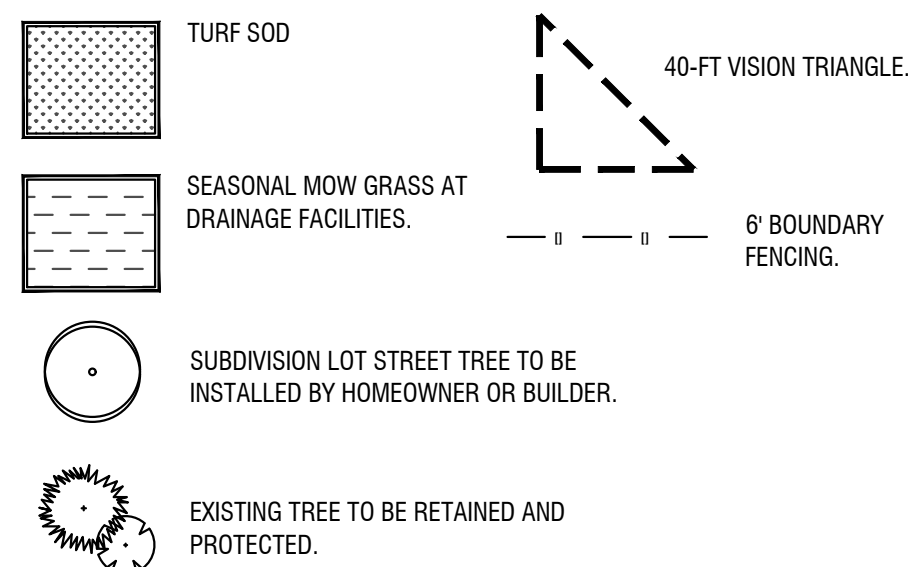
CHAIRMAN

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

Material Legend:**Landscape Calculations:**

- COMMON LOT OPEN SPACE: 16,515 SQFT
- COMMON LOT TREES: REQUIRED 5 | PROVIDED 5
- STREET TREES:
 - W. COREOPSIS DR: REQUIRED 7 | PROVIDED 7
 - N. SOARING HAWK ST: REQUIRED 4 | PROVIDED 4

Keynotes:

- BEGIN FENCING, SEE LEGEND FOR FENCING TYPE.
- END FENCING, SEE LEGEND FOR FENCING TYPE.
- 10-FT CLEAR ZONE FROM ACHD STORM DRAIN FACILITY.

ACHD Landscape Plan Notes:

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- IF ACHD SEEPAGE BEDS ARE LOCATED WITHIN A COMMON LOT WHERE IRRIGATION LINES WILL BE INSTALLED, SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

Landscape Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- NEW TREE PLANTING, SEE DETAIL 1/L1.00. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

- TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/1.5 CY).
 - APPLICATION RATES:
 - HUMIC ACID: 25 LBS PER TREE PIT
 - COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
 - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Tree Protection Notes:

- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
 - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
 - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
 - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
 - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

PLANT SCHEDULE

CLASS II TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
AE	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE	2" CAL.	B&B
FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	2" CAL.	B&B
PCC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	B&B

NOTES:

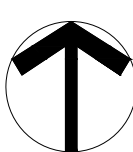
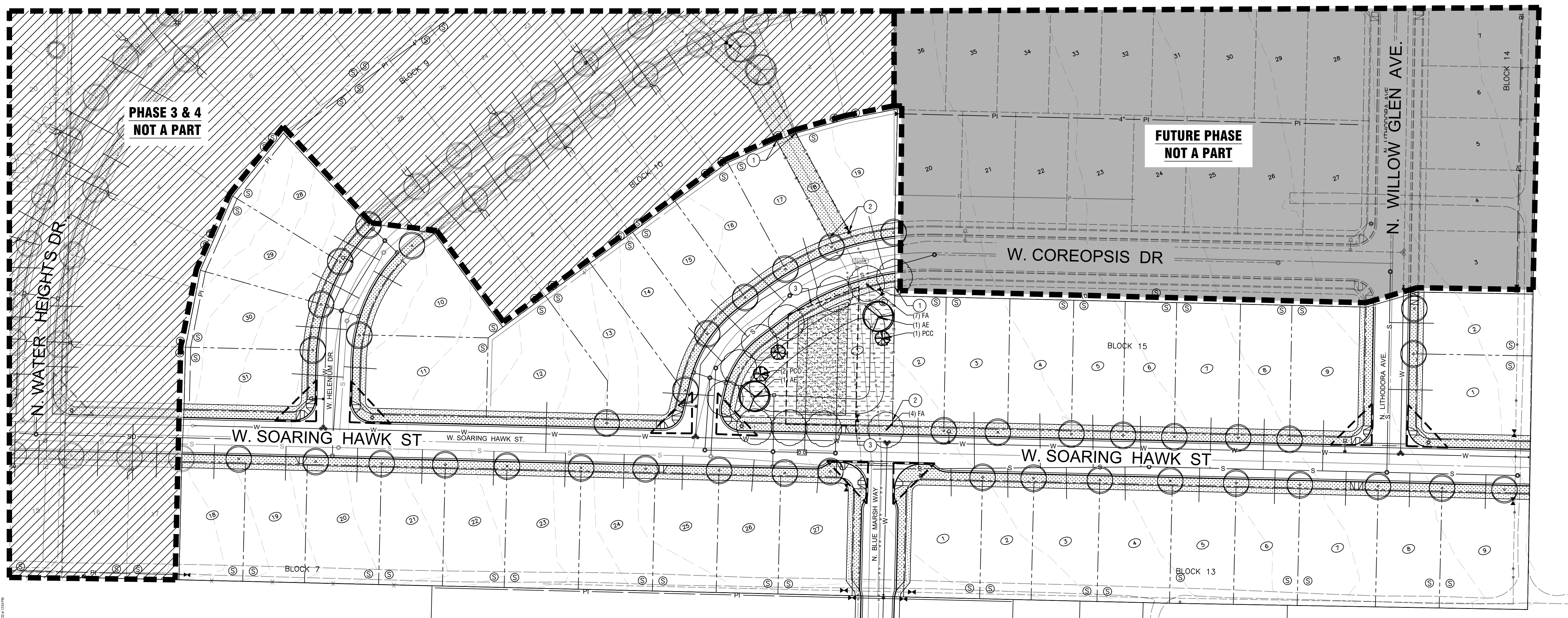
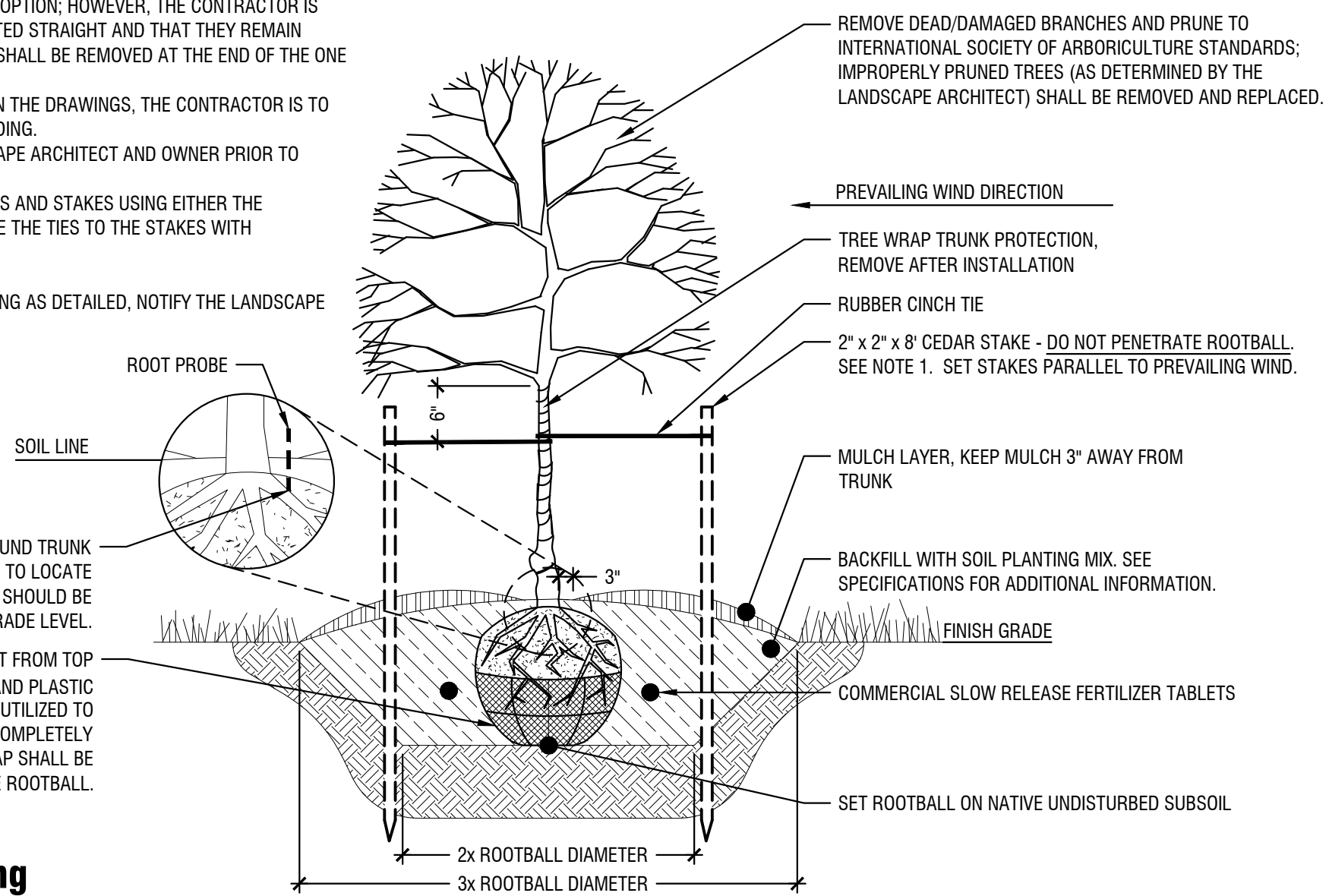
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

UTILIZE SOIL/ROOT PROBE AROUND TRUNK (APPROX. 3-4" AWAY FROM TRUNK) TO LOCATE HIGHEST ROOTS. HIGHEST ROOTS SHOULD BE POSITIONED AT OR SLIGHTLY ABOVE GRADE LEVEL.

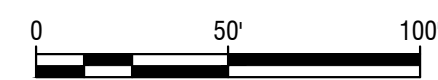
REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL, REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.

1 Deciduous Tree Planting

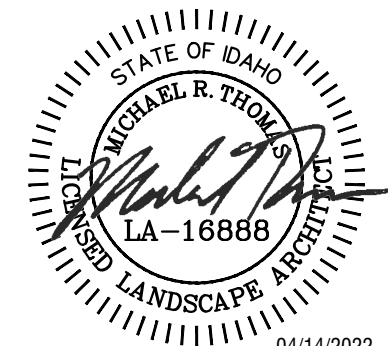
Scale: NTS

**Landscape Plan**

Horizontal Scale: 1" = 50'



Revisions	
1.	



Project No.: 120012
Date of Issuance: 4.11.2022
Project Milestone: CD

Landscape Plan**L1.00**

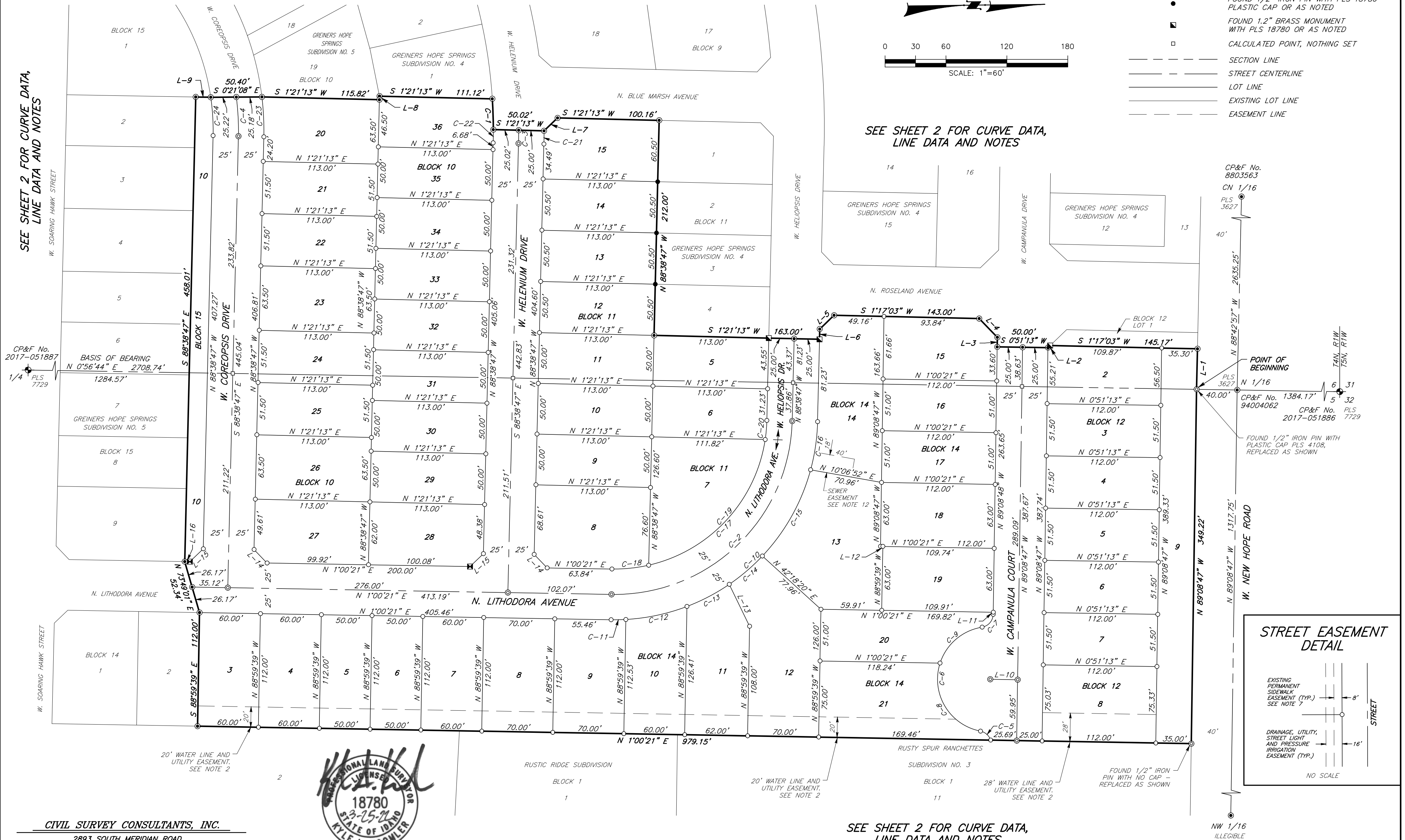
GREINERS HOPE SPRINGS SUBDIVISION NO. 6

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5, AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND BEING A
REPLAT OF A PART OF LOTS 5, 7, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 2

A DEVELOPMENT BY RICHMOND AMERICAN HOMES OF IDAHO, INC.

2022

SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312



SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

NOTES

1. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY FILE NO. AZ-19-05/DA-19-06/PP-19-03.
2. ALL LOTS HAVE A 16 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION AND STREET LIGHT PURPOSES CONTIGUOUS TO ALL PUBLIC STREETS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION PURPOSES. ALL REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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.
4. BUILDING AND OCCUPANCY SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) RECORDED AS INSTRUMENT NO. 2020-107706, OFFICIAL RECORDS OF ADA COUNTY, AS WELL AS ANY FUTURE AMENDMENTS.
5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
7. LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING TEMPORARY EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. 2022-_____.
8. LOT 9 OF BLOCK 12, AND LOT 14 OF BLOCK 14 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC..
9. GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 2022-_____.
10. DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE ROAD IS PROHIBITED.
11. EASEMENTS AS PLATTED BY RUSTY SPUR RANCHETTES NO. 2 THAT ARE WITHIN THE BOUNDS OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6 HAVE BEEN VACATED BY THE CITY OF STAR AND BY THE RELEVANT UTILITY COMPANIES, SEE STAR VACATION FILE NO. VAC-20-01. ANY OTHER EXISTING EASEMENTS ARE AS SHOWN OR NOTED HEREON.
12. LOT 14 OF BLOCK 14 IS HEREBY SUBJECT TO A SANITARY SEWER EASEMENT AS SHOWN FOR THE BENEFIT OF LOT 13 OF BLOCK 14 FOR THE PURPOSES OF A SANITARY SEWER SERVICE. SAID EASEMENT IS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF SAID SEWER SERVICE.

REFERENCES

REFERENCE RECORD OF SURVEY NUMBERS:
1229, 1249, 2473, 4087, 7793, 11785, 11809

REFERENCE PLATS OF:
RUSTY SPUR RANCHETTES NO. 2
RUSTY SPUR RANCHETTES NO. 3
RUSTIC RIDGE SUBDIVISION
GREINERS HOPE SPRINGS NO. 3
GREINERS HOPE SPRINGS NO. 4
GREINERS HOPE SPRINGS NO. 5

SURVEYOR NARRATIVE

THE PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS THE FINAL PORTION OF THE CONTINUATION OF THE MASTER PLAN FOR THE GREINERS HOPE SPRINGS SUBDIVISION. THIS SUBDIVISION IS A RE-PLAT OF A PART OF LOTS 5, 7, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES NO. 2 AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6556 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.

GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS BOUNDED TO THE SOUTH BY GREINERS HOPE SPRINGS NO. 5, BOUNDED TO THE EAST BY RUSTY SPUR RANCHETTES NO. 3 AND RUSTIC RIDGE SUBDIVISION, BOUNDED ON THE WEST BY GREINERS HOPE SPRINGS SUBDIVISION NO. 4 AND GREINERS HOPE SPRINGS SUBDIVISION NO. 5, AND ABUTS W. NEW HOPE ROAD RIGHT-OF-WAY ON THE NORTH.

THE MONUMENTS ALONG THE BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION NO. 4 AND 5 WERE FOUND IN PLACE AND UNDISTURBED UNLESS OTHERWISE SHOWN. THE REMAINING PROPERTY LINES WERE DEVELOPED AS PER THE OWNER AS SHOWN HEREON.



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

LINE DATA						
LINE	BEARING	DISTANCE				
L-1	N 88°42'57" W	39.94'				
L-2	S 43°55'50" E	3.01'				
L-3	N 89°08'37" W	9.44'				
L-4	S 45°55'57" W	25.72'				
L-5	S 43°51'58" E	19.59'				
L-6	S 88°41'32" E	10.06'				
L-7	S 43°38'47" E	18.38'				
L-8	S 88°38'47" E	3.49'				
L-9	S 1°00'21" W	14.80'				
L-10	S 0°51'13" W	27.00'				
L-11	N 89°08'47" W	2.05'				
L-12	N 1°00'21" E	2.26'				
L-13	S 64°07'35" W	45.89'				
L-14	N 46°10'47" E	18.44'				
L-15	N 43°49'13" W	18.33'				
L-16	N 1°00'21" E	5.08'				

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	3°28'43"	500.00	30.36	15.18	30.35	S 88°07'23" W
C-2	89°39'08"	175.00	273.83	173.94	246.74	N 43°49'13" W
C-3	1°25'03"	526.00	13.01	6.51	13.01	S 89°17'50" E
C-4	8°52'13"	250.00	38.70	19.39	38.66	N 86°55'07" E
C-5	61°30'58"	13.00	13.96	7.74	13.30	S 41°21'17" W
C-6	160°30'51"	52.00	145.68	302.85	102.50	N 89°08'47" W
C-7	80°15'26"	13.00	18.21	10.96	16.76	N 49°01'04" W
C-8	97°18'39"	52.00	88.32	59.10	78.08	S 59°15'08" W
C-9	63°12'11"	52.00	57.36	31.99	54.50	N 40°29'27" W
C-10	89°39'08"	200.00	312.94	198.79	281.98	N 43°49'13" W
C-11	4°10'10"	200.00	14.55	7.28	14.55	N 1°04'43" W
C-12	17°42'42"	200.00	61.83	31.16	61.58	N 12°01'12" W
C-13	13°29'44"	200.00	47.11	23.66	47.00	N 27°32'28" W
C-14	12°20'33"	200.00	43.08	21.63	43.00	N 40°32'37" W
C-15	28°09'58"	200.00	98.32	50.17	97.33	N 60°47'52" W
C-16	13°45'56"	200.00	48.05	24.14	47.94	N 81°45'49" W
C-17	89°39'08"	150.00	234.71	149.09	211.49	N 43°49'13" W
C-18	13°55'57"	150.00	36.48	18.33	36.39	N 5°57'37" W
C-19	68°31'52"	150.00	179.41	102.19	168.91	N 47°11'32" W
C-20	7°11'18"	150.00	18.82	9.42	18.81	N 85°03'08" W
C-21	1°21'11"	551.00	13.01	6.51	13.01	S 89°16'04" E
C-22	1°29'18"	501.00	13.01	6.51	13.01	S 89°19'47" E
C-23	8°12'57"	275.00	39.43	19.75	39.40	N 87°14'45" E
C-24	9°40'16"	225.00	37.98	19.03	37.93	N 86°31'05" E

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in City of Star, Ada County, Idaho, and that we intend to include the following described property in this GREINERS HOPE SPRINGS SUBDIVISION NO. 6:

A parcel located in the SW 1/4 of the NW 1/4 of Section 5, and in the SE 1/4 of the NE 1/4 of Section 6, Township 4 North, Range 1 West, Boise Meridian, City of Star, and being a part of Lots 5, 7, 8, and 9 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 as shown in Book 64 of Plats at Pages 6556 – 6557 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said SE 1/4 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 6 bears N 0°56'44" E a distance of 2708.74 feet;

Thence N 0°56'44" E along the easterly boundary of said SE 1/4 of the NE 1/4 a distance of 1284.57 feet to a point on the southerly right-of-way of W. New Hope Road, said point being the POINT OF BEGINNING;

Thence leaving said easterly boundary N 88°42'57" W along said southerly right-of-way a distance of 39.94 feet to a point marking the northeasterly corner of GREINERS HOPE SPRINGS SUBDIVISION NO. 4 as shown in Book 122 of Plats at Pages 19327 – 19330 in said office of the Recorder;

Thence leaving said right-of-way and along the easterly boundary of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4 the following described courses:

Thence S 1°17'03" W a distance of 145.17 feet to a point;

Thence S 43°55'50" E a distance of 3.01 feet to a point;

Thence S 0°51'13" W a distance of 50.00 feet to a point;

Thence N 89°08'37" W a distance of 9.44 feet to a point;

Thence S 45°55'57" W a distance of 25.72 feet to a point;

Thence S 1°17'03" W a distance of 143.00 feet to a point;

Thence S 43°51'58" E a distance of 19.59 feet to a point;

Thence S 88°41'32" E a distance of 10.06 feet to a point;

Thence S 1°21'13" W a distance of 163.00 feet to a point;

Thence N 88°38'47" W a distance of 212.00 feet to a point;

Thence S 1°21'13" W a distance of 100.16 feet to a point;

Thence S 43°38'47" E a distance of 18.38 feet to a point;

Thence S 1°21'13" W a distance of 50.02 feet to a point;

Thence a distance of 30.36 feet along the arc of a 500.00 foot radius non-tangent curve left, said curve having a radius point bearing S 0°08'15" E, a central angle of 3°28'43" and a long chord bearing S 88°07'23" W a distance of 30.35 feet to a point;

Thence S 1°21'13" W a distance of 111.12 feet to a point marking the southeasterly corner of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4., said point being on the northerly boundary of GREINERS HOPE SPRINGS SUBDIVISION NO. 5 as shown in Book ____ of Plats at Pages ____ – ____ in said office of the Recorder;

Thence leaving said easterly boundary and along said northerly boundary the following described courses:

Thence S 88°38'47" E a distance of 3.49 feet to a point;

Thence S 1°21'13" W a distance of 115.82 feet to a point;

Thence S 0°21'08" E a distance of 50.40 feet to a point;

Thence S 1°00'21" W a distance of 14.80 feet to a point;

Thence S 88°38'47" E a distance of 458.01 feet to a point;

Thence N 73°49'01" E a distance of 52.34 feet to a point;

Thence S 88°59'39" E a distance of 112.00 feet to a point marking the northeasterly corner of said GREINERS HOPE SPRINGS SUBDIVISION NO. 5, said point being on the easterly boundary of said RUSTY SPUR RANCHETTES SUBDIVISION NO. 2;

Thence leaving said northerly boundary N 1°00'21" E along said easterly boundary a distance of 979.15 feet to a point on the southerly right-of-way of W New Hope Road;

Thence leaving said easterly boundary N 89°08'47" W along said southerly right-of-way a distance of 349.22 feet to the POINT OF BEGINNING.

This parcel contains 11.304 acres, more or less.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the Middleton Irrigation Association and Middleton Mill Ditch Company and the Farmers Union Ditch Company and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water and sewer service from the Star Sewer and Water District. The 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, irrigation and drainage and for any other uses as may be designated hereon and no permanent structures other than for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 14TH DAY OF APRIL, 2022.

Richmond American Homes of Idaho, Inc.

By Paul Peterson, Regional President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

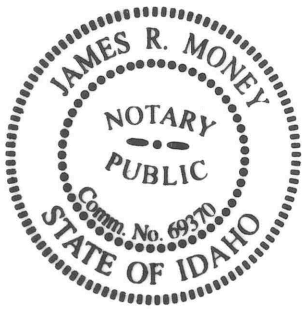
ON THIS 14TH DAY OF APRIL, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED PAUL PETERSON, KNOWN TO ME TO BE THE REGIONAL PRESIDENT OF RICHMOND AMERICAN HOMES OF IDAHO, INC. THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION 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 FEB. 13, 2023

RESIDING AT ADA COUNTY, IDAHO

Notary Public for the State of Idaho



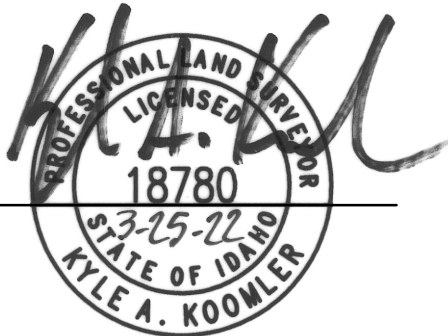
CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

CERTIFICATE OF SURVEYOR

I, KYLE A. KOOMLER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED 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.

KYLE A. KOOMLER
IDAHO NO. 18780



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 OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6.

CITY ENGINEER ~ STAR, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

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

DATE _____
ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK ____ .M. ON THIS _____ DAY OF _____, _____.

DEPUTY _____ EX-OFFICIO RECORDER _____

BOOK _____ PAGES _____ INSTRUMENT NO. _____

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 DISAPPROVAL.

DATE _____
CENTRAL DISTRICT HEALTH

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

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 _____ THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

CHAIRMAN

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.

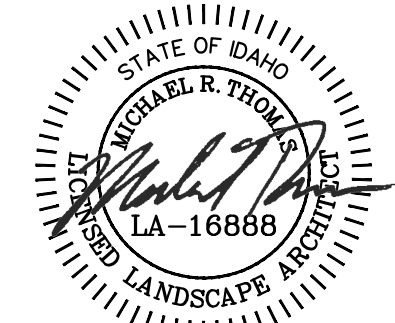
DATE _____
COUNTY TREASURER



Greiner Hope Springs Subdivision Phase 6

Star, Idaho

Revisions	
1.	



Project No.: 120012
Date of Issuance: 4.14.2022
Project Milestone: CD

Landscape Plan

L1.00

Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
- B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
- B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- H. NEW TREE PLANTING, SEE DETAIL 1/L1.00. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.,... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- I. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- J. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- K. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
- K.A. APPLICATION RATES:
- K.A.A. HUMIC ACID: 25 LBS PER TREE PIT
- K.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
- K.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
- K.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- L. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- M. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOLDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Keynotes:

- BEGIN FENCING, SEE LEGEND FOR FENCING TYPE.
- END FENCING, SEE LEGEND FOR FENCING TYPE.

ACHD Landscape Plan Notes:

- A. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- B. IF ACHD SEEPAGE BEDS ARE LOCATED WITHIN A COMMON LOT WHERE IRRIGATION LINES WILL BE INSTALLED, SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
LW	LIQUIDAMBAR STYRACIFLUA "WORPLESTON" / WORPLESTON SWEET GUM	2" CAL.	B&B
CLASS II TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
AE	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE	2" CAL.	B&B
CLASS III TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
PB	PLATANUS X ACERIFOLIA "BLOODGOOD" / LONDON PLANE TREE	2" CAL.	B&B

Material Legend:

- TURF SOD
- SEASONAL MOW GRASS AT DRAINAGE FACILITIES.
- SUBDIVISION LOT STREET TREE TO BE INSTALLED BY HOMEOWNER OR BUILDER.
- EXISTING TREE TO BE RETAINED AND PROTECTED.
- 40-FT VISION TRIANGLE.
- 6" BOUNDARY FENCING.

Landscape Calculations:

- COMMON LOT OPEN SPACE: 30,188.85 SQ FT
- COMMON LOT TREES: REQUIRED 5 | PROVIDED 5
- STREET TREES:
 - NEW HOPE RD: REQUIRED 11 | PROVIDED 11
 - W. COREOPSIS DR: REQUIRED 12 | PROVIDED 12
 - N. LITHODORA AVE: REQUIRED 4 | PROVIDED 4

Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
- A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
- A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
- A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
- A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
- A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
- A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
- A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

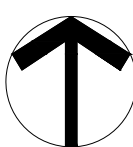
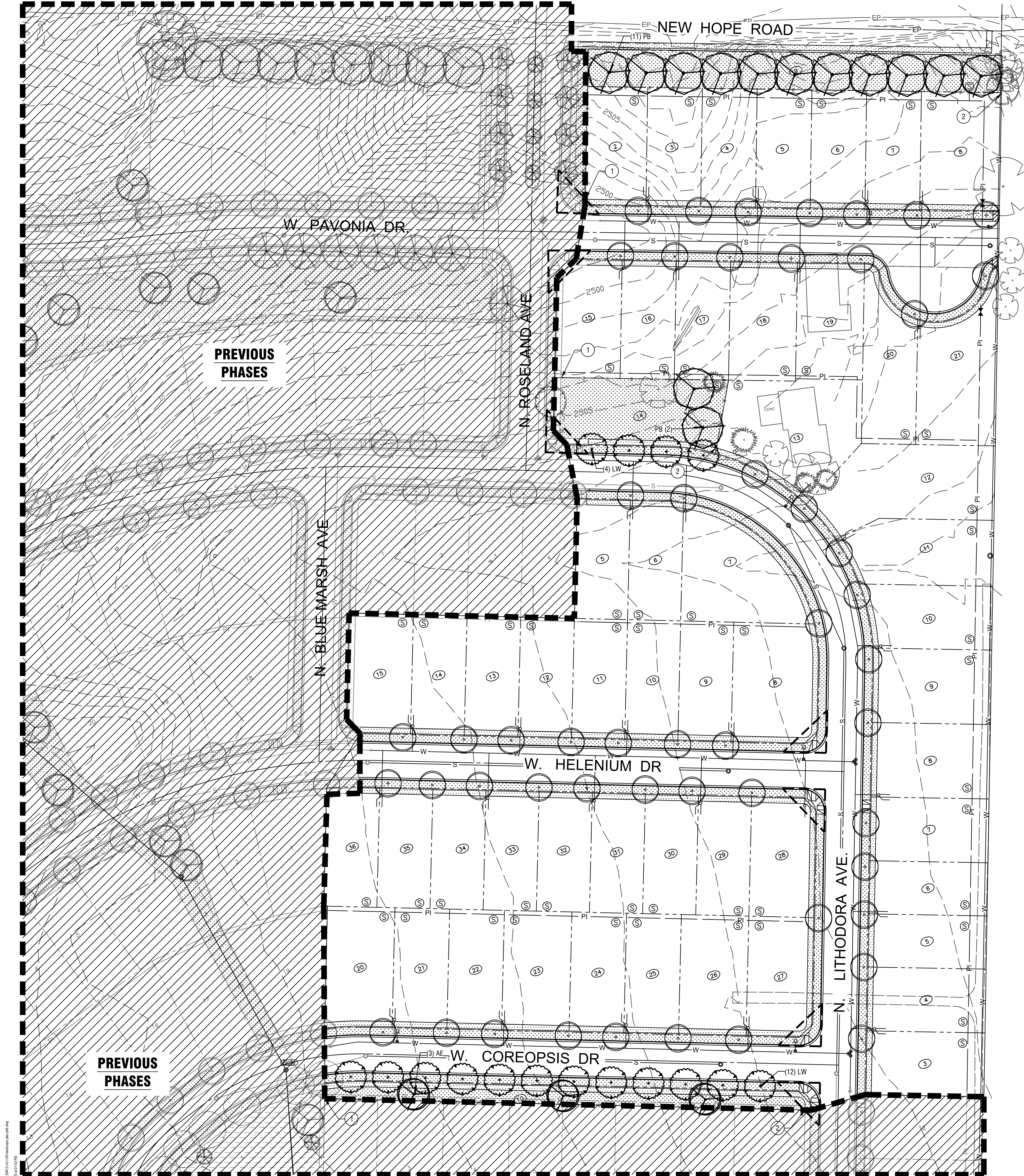
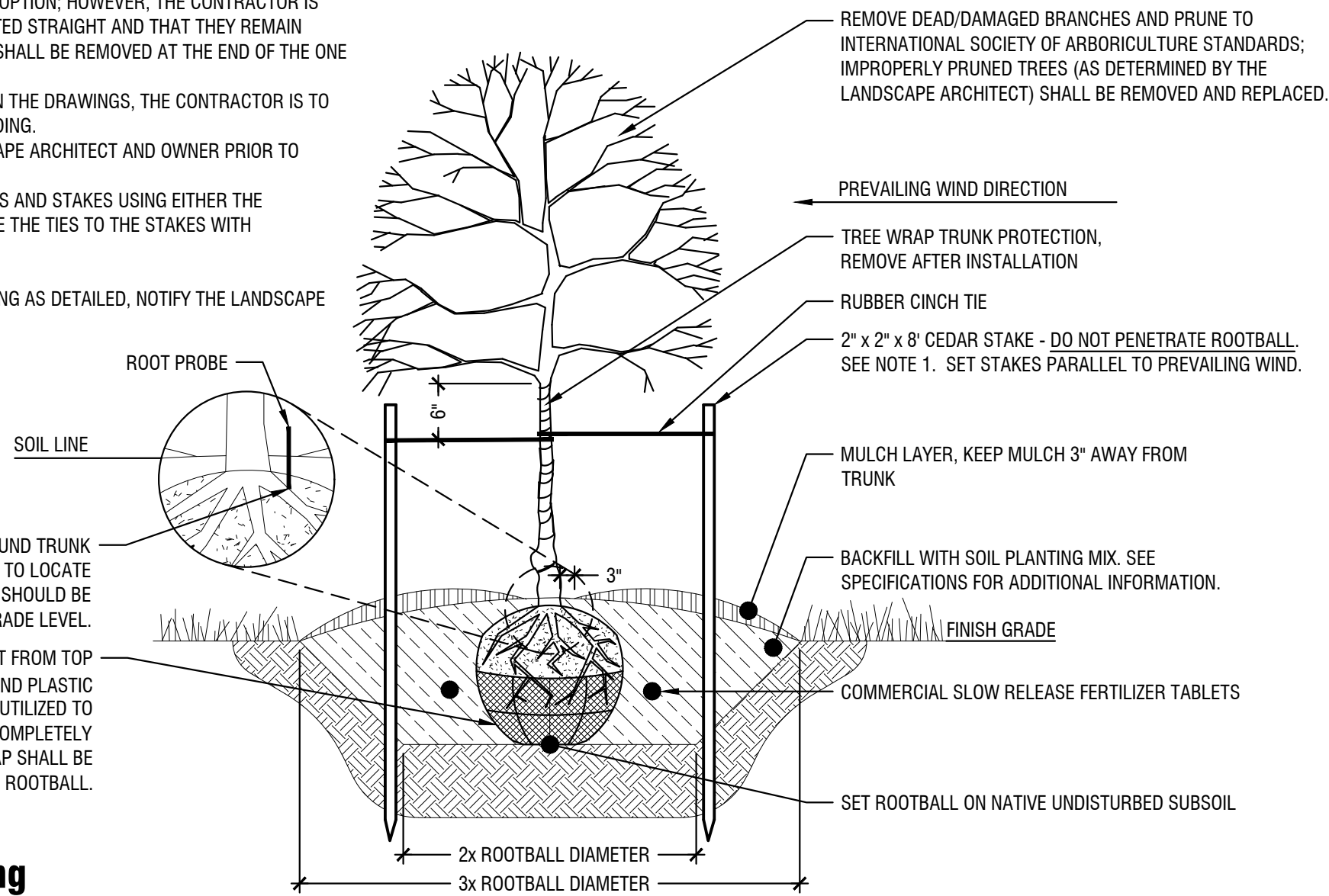
EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 Deciduous Tree Planting

Scale: NTS



Landscape Plan

Horizontal Scale: 1" = 50'



December 4, 2021

Mayor Trevor Chadwick
City of Star
P.O. Box 130
Star, Idaho 83669

Re: Greiners Hope Springs Subdivision Phase 5 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Greiners Hope Springs Subdivision Phase 5. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

We recommend that the construction drawings and final plat be **APPROVED**. The City Engineer's signature on the final plat will be withheld until the requirements identified on the attached checklist are satisfactorily addressed. The attached checklist was reviewed with the applicant's engineer and it was agreed that the additional items needed for approval would be addressed.

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

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

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

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

Section 5, Item C.

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

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

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

Subject: Greiner's Hope Springs Subdivision Final Plat Phase 5, FP-22-10

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

June 10, 2022

Page 5

- 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
DEQ-Boise Regional Office

EDMS#: 2022AEK124

File Number: 5716

February 9, 2022

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Greiners Hope Springs Subdivision No. 5

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given February 9, 2022.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the Star Sewer and Water District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,



Lori Badgian, R.E.H.S.
Senior Environmental Health Specialist

cc: Richmond American Homes of Idaho, Inc.
Civil Survey Consultants, Inc.
City of Star

LB:bk



November 22, 2021

Mayor Trevor Chadwick
City of Star
P.O. Box 130
Star, Idaho 83669

Re: Greiners Hope Springs Subdivision Phase 6 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Greiners Hopes Springs Subdivision Phase 6 dated October 25, 2021. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

We recommend that the construction drawings and final plat be **APPROVED**. The City Engineer's signature on the final plat will be withheld until the requirements identified on the attached checklist are satisfactorily addressed. The attached checklist was reviewed with the applicant's engineer and it was agreed that the additional items needed for approval would be addressed.

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

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

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

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

Section 5, Item C.

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

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

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

Subject: Greiner's Hope Springs Subdivision Final Plat Phase 6, FP-22-11

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

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Response to Request for Comment

June 10, 2022

Page 5

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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
DEQ-Boise Regional Office

EDMS#: 2022AEK125

File Number: 5752

April 20, 2022

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Greiners Hope Springs Subdivision No. 6

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given April 20, 2022.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the Star Sewer and Water District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,



Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Richmond American Homes of Idaho, Inc.
Civil Survey Consultants, Inc.
City of Star

LB:bk

Jerry A. Kiser
Attorney at Law
P.O. Box 8389
Boise, Idaho 83707

jerrykiserlaw@gmail.com (208) 861-4657

May 25, 2022

CITY OF STAR
Attn. Shawn L. Nickel
P.O. Box 130
Star, ID 83669

Re: HRM Lateral Pipeline/ Greiners Hope Springs Subdivision No. 6

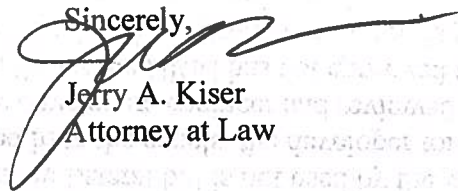
Dear Mr. Nickel:

I write as attorney for the HRM Lateral Pipeline (HRM) regarding the above referenced development. As I informed you by phone previously, the developer of this subdivision destroyed the drainage system at the end of the HRM ditch. This drain carries tail water from the HRM to a drain operated by Drainage District No. 2 which is South of the development. Tail water is water remaining in the end of the ditch which is necessary to convey water to water users on the Lateral but is not used by the water users. Early this spring before the water was turned in to the canals, the developer tore out the drain. The HRM has had discussion with the developers engineer and reviewed a proposed solution to address the tail water problem. So far the HRM has not approved the developers proposal and has very grave concerns that the approach proposed is going to work. I have enclosed my letter to the developers engineer sent today which more fully explains HRM's concerns.

At this time, and the principle reason for this letter is that despite the developer being informed of the HRM's concerns construction on the site appears to be continuing as though the solution proposed by the developer will be the final solution accepted by the HRM. Please understand the HRM is willing to work with the developer to find an acceptable solution to the issues created by the developer when they destroyed the HRM drainage system without the permission of the HRM and without even contacting the HRM. The HRM is concerned the developer will continue construction without addressing the problems it created and then claim they are too far into construction to make changes which are necessary to protect the HRM tail water drainage requirements.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,


Jerry A. Kiser
Attorney at Law

cc: Client
James R. Money P.E.

RECEIVED
MAY 27 2022

BY: 



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **June 21, 2022**

FILE(S) #: FP-22-12 Final Plat, Milestone Ranch Subdivision, Phase 3
FP-22-13 Final Plat, Milestone Ranch Subdivision, Phase 4

REQUEST

The Applicant is seeking approval of a Final Plats for Milestone Ranch Subdivision Phase 3 consisting of 38 residential lots and 4 common lots on 8.97 acres and Milestone Ranch Subdivision Phase 4 consisting of 34 residential lots and 7 common lots on 5.96 acres. The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020 & R3721750010.

APPLICANT/OWNER/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Van Elg
JUB Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

OWNER

BHEG Milestone Ranch, LLC
Toll Brothers Southwest
3103 W. Sheryl Drive, Ste. 100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential (R-5-DA)

	<u>Phase 3</u>	<u>Phase 4</u>
Acres -	8.97	5.96
Residential Lots -	38	34
Common Lots -	4	7
Commercial -	N/A	N/A

HISTORY

This property was previously platted in Ada County as Lots 1, 2 and 3, Block 1 of Hoot Nanney Farms Subdivision. On June 19, 2018, Lots 1 & 2 were annexed into the City of Star as Dixon Sunrise Subdivision with an M-U zoning designation. The approval did not include any development plans but it was for commercial and residential according to the file records.

- | | |
|------------------|--|
| October 12, 2021 | Council approved applications for Annexation and Zoning (AZ-21-20), Rezone (RZ-21-06), Development Agreement (DA-21-15) and Preliminary Plat (PP-21-14) for Milestone Ranch Subdivision. The preliminary plat was approved for 284 residential lots and 33 common lots on 70.52 acres. |
| May 3, 2022 | Council approved the Final Plat for Milestone Ranch Subdivision, Phase 1 consisting of 57 residential lots and 15 common lots on 18.66 acres. |
| June 7, 2022 | Council approved the Final Plat for Milestone Ranch Subdivision, Phase 2 consisting of 42 residential lots and 7 common lots on 8.69 acres. |

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Milestone Ranch Subdivision Phase 3, consisting of 38 residential lots and 4 common lots on 8.97 acres and Milestone Ranch Subdivision Phase 4, consisting of 34 residential lots and 7 common lots on 5.69 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The Preliminary Plat submitted contains 240 single family detached residential lots, 44 single family attached townhome lots and 33 common area lots on 67.0 acres. This equates to 4.24 dwelling units per acre. The lots will have access and frontage from public streets. The development has a variety of lot widths, including 40, 45, and 55 feet with depths of 110 feet. Single family detached lots will range in size from 4,738 square feet to 11,431 square feet with the average buildable lot being 5,498 square feet. The Townhome lots will range in size from 3,906 square feet to 9,172 square feet. The submitted preliminary plat is showing 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. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip. The applicant is proposing 10.75 acres (16.04%) of open space, not including 5.93 acres set aside for future State Highway 16 right-of-way. The applicant is proposing 10.63 acres (15.87%) of usable open space, not including the 8-foot-wide landscape strip along the

local streets. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of seven (7) site amenities. The applicant is proposing a 2.44-acre central park with a club house, pool, a plaza with picnic tables, two (2) pocket parks with sitting areas, four (4) pickleball courts, a cart path with connection to the golf course and multiple pathways and micro pathways that connect the development to the common areas and amenities. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that this section of W. Floating Feather Road may be downgraded from a minor arterial to a collector and the applicant may be required to disconnect W. Floating Feather Road from Hwy 16 and construct a cul-de-sac turn around. Timing of this is being coordinated between ACHD and ITD. The applicant will be required to dedicate an additional five (5) feet of right of way and install curb, gutter and a detached 5-foot sidewalk along their W. Floating Feather Road frontage.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 284 residential lots (240 single family and 44 townhomes). Phase 1 final plat included 57 residential lots. Phase 2 had 42 residential lots platted. Phase 3 is 38 lots and Phase 4 is 34 lots, for a total of 171 platted lots in the first 4 phases. That leaves 113 residential lots for future phases.

Common/Open Space and Amenities – Approved open space includes the large Central Park, clubhouse, pool, picnic tables, 2 pocket parks/sitting areas four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. The included landscape plan appears to satisfy these requirements.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases. Staff is supportive of the location of the streetlights in both phases. Applicant has previously submitted an approved streetlight cut sheet.

Setbacks – Council approved a 10-foot rear setback during the public hearing on the preliminary plat versus the 15-foot rear setback that code calls for.

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.

Mail Cluster – Applicant has provided approval from Star Postmaster for the location of the mail clusters. It will be on Lot 1, Block 3 in the provided vehicle pull out of phase 1.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 30, 2022.

June 10, 2022	DEQ Star City Engineer	Standard Letter Pending
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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.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. The final plat for the Milestone Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Applicant shall provide a 7-foot sidewalk along W. Floating Feather Road. Condition added by Council upon approval of the preliminary plat.**
3. **The north sub street may be public in the future. Condition added by Council upon approval of the preliminary plat.**
4. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
5. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$39,222. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
6. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
7. 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.
8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
9. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
10. The Mylar of this 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.
11. All common areas shall be maintained by the Homeowner's Association.
12. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
13. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
14. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape

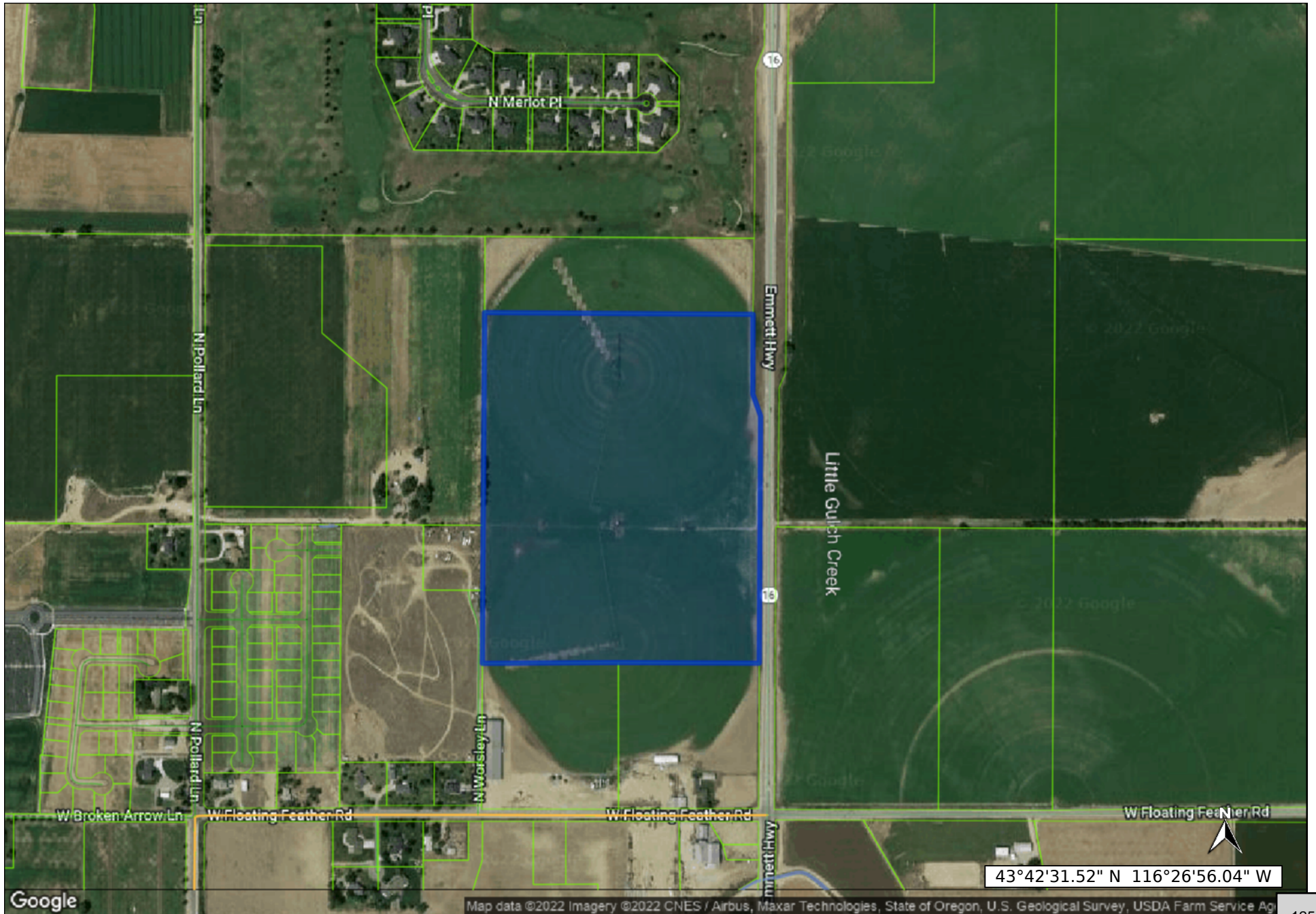
- architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
15. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
 16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
 17. A sign application shall be submitted to the City for any subdivision signs.
 18. 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 any construction.**
 19. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
 20. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the signed recorded final plat with all signatures, **prior to any building permits being issued.**
 21. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
 22. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
 23. All common areas shall be maintained by the Homeowners Association.
 24. Any additional Condition of Approval as required by Staff and City Council.
 - 25. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**

COUNCIL DECISION

The Star City Council _____ File # FP-22-12 Milestone Ranch Subdivision, Phase 3 and File # FP-22-13, Milestone Ranch Subdivision, Phase 4, Final Plat, on _____, 2022.

Milestone Ranch No 3

Vicinity Map





THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

April 19, 2022

**Star City Hall
Planning and Zoning
10769 W State St
Star, ID 83669**

RE: Milestone Ranch Subdivision Phase 3, Final Plat

Dear Mr. Nickel,

On behalf of BHEG Milestone Ranch, LLC, please accept this request for Final Plat approval of the **Milestone Ranch Subdivision, Phase 3.**

The project is located west of State Highway 16 (Emmett Highway) and to the north of W Floating Feather Road. It is further identified as portions of Lots 1 and 2, Block 1, Hoot Nanney Farms Subdivision, Section 4, T4N, R1W, BM, City of Star, Ada County, Idaho. See also Parcels R3721750030, R3721750020, R3721750010.

- The proposed development includes 38 residential lots and 4 common lots (42 total lots) on 8.97 gross acres. This Phase has a total gross residential density of 4.24 DU/Acre.
- Residential lots in this phase range from 4816 – 9366 SqFt
- The average lot size is 5492.87 SqFt.
- Approved open space for the phases of Milestone Ranch subdivision includes the large Central park, clubhouse, pool, picnic tables, two pocket parks/sitting areas, four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.
- There is approximately .51 ac (5.6%) of amenity open space in this phase (excluding all perimeter commons and future Highway 16 ROW). For information purposes only, there is a total of 2.74 acres (36.3%) of common area, including the 50' landscape buffer to the west of future ROW dedication for Highway 16 (but not the future ROW).
- Rear setbacks are shown at 10'—as approved by Council.

In summary, the enclosed application and designs conform with the Conditions of Approval and the City of Star Municipal Code and Comprehensive Plan requirements. Please contact me if you need additional clarification, etc.

Sincerely,

Van Elg
Project Manager
J-U-B ENGINEERS, Inc.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

May 4, 2022

**Star City Hall
Planning and Zoning
10769 W State St
Star, ID 83669**

RE: Milestone Ranch Subdivision Phase 4, Final Plat

Dear Mr. Nickel,

On behalf of BHEG Milestone Ranch, LLC, please accept this request for Final Plat approval of the **Milestone Ranch Subdivision, Phase 4.**

The project is located west of State Highway 16 (Emmett Highway) and to the north of W Floating Feather Road. It is further identified as portions of Lots 1 and 2, Block 1, Hoot Nanney Farms Subdivision, Section 4, T4N, R1W, BM, City of Star, Ada County, Idaho. See also Parcels R3721750030, R3721750020, R3721750010.

- The proposed development includes 32 residential lots and 7 common lots (39 total lots) on 5.96 gross acres. This Phase has a total gross residential density of 5.37 DU/Acre.
- Residential lots in this phase range from 4900 – 6490 SqFt
- The average lot size is 5455.97 SqFt.
- Approved open space for the phases of Milestone Ranch subdivision includes the large Central park, clubhouse, pool, picnic tables, two pocket parks/sitting areas, four pickleball courts, cart path/golf course connection, multiple pathways, micro paths for connectivity to common areas and mailbox turn out.
- There is approximately .63 acres (10.6%) of open space in this phase
- Rear setbacks are shown at 10'—as approved by Council.

In summary, the enclosed application and designs conform with the Conditions of Approval and the City of Star Municipal Code and Comprehensive Plan requirements. Please contact me if you need additional clarification, etc.

Sincerely,

Van Elg
Project Manager
J-U-B ENGINEERS, Inc.

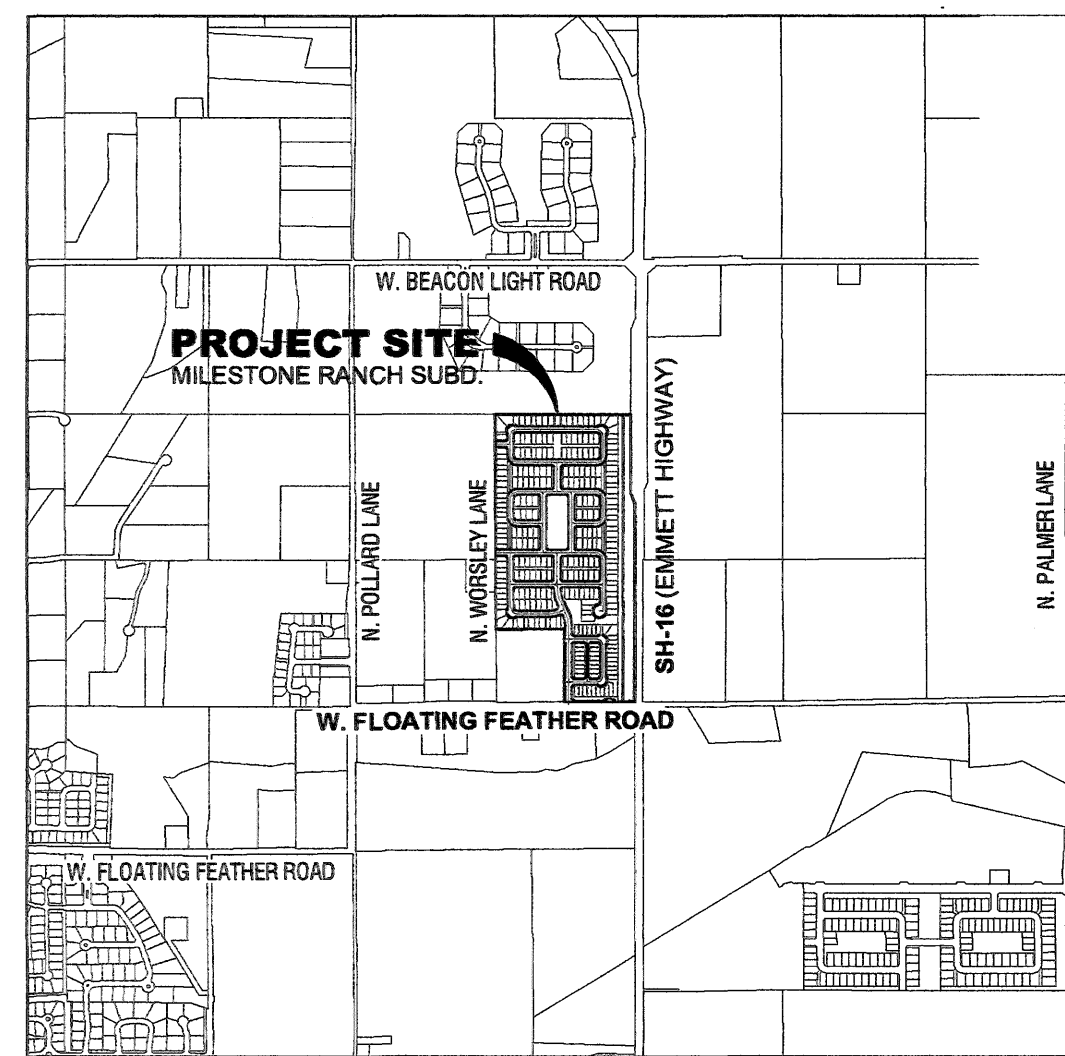
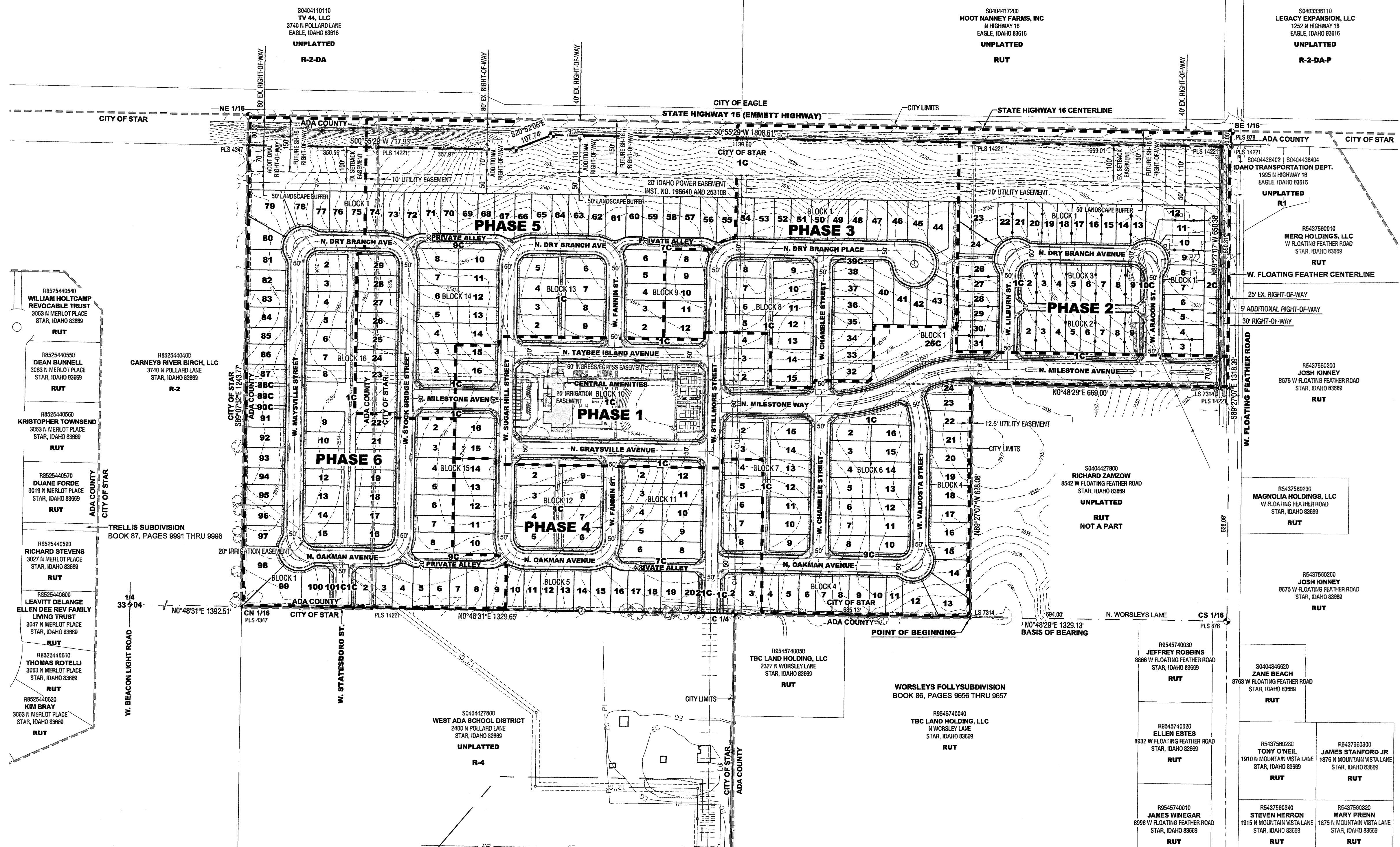
PRELIMINARY PLAT

MILESTONE RANCH SUBDIVISION

ADA COUNTY, IDAHO

A RESUBDIVISION OF LOTS 1, 2, AND 3, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

2021



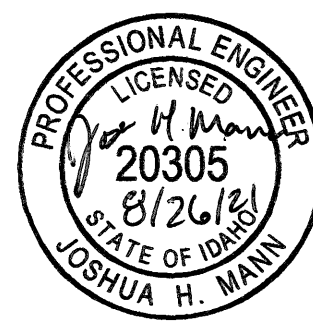
VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130J, DATED JUNE 19, 2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED FROM THE GROUNDWATER RIGHTS WITH IDWR (63-2957) IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS APPROVED UNDER THE DEVELOPMENT AGREEMENT.
8. DIRECT LOT ACCESS TO STATE HIGHWAY 16 AND W. FLOATING FEATHER ROAD IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
9. LOTS 1, 2, 25, 39, 88, 89, 90, 101, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 10, BLOCK 3; LOTS 1 AND 24, BLOCK 4; LOTS 1 AND 21, BLOCK 5; LOTS 1 AND 9, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1 AND 7, BLOCK 9; LOT 1, BLOCK 10; LOTS 1 AND 7, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOTS 1 AND 9, BLOCK 14; LOTS 1 AND 9, BLOCK 15; AND LOT 1, BLOCK 16 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 89C, BLOCK 1.

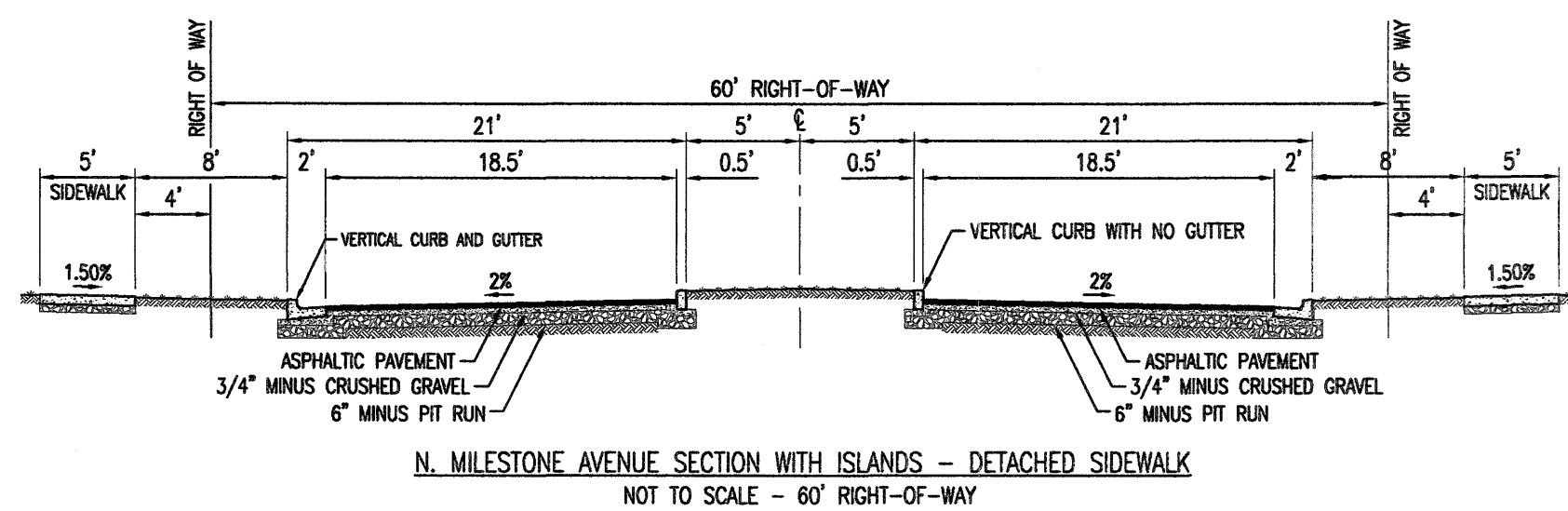
PRELIMINARY PLAT DATA

TOTAL ACRES	67.00 AC
SINGLE-FAMILY RESIDENTIAL	(46.57%) 31.20 AC
DUPLEX RESIDENTIAL	(9.94%) 6.65 AC
PUBLIC RIGHT-OF-WAY	(21.60%) 14.47 AC
FUTURE SH-16 RIGHT-OF-WAY	(8.85%) 5.93 AC
OPEN SPACE	(16.04%) 10.75 AC
TOTAL LOTS	317
SINGLE-FAMILY RESIDENTIAL LOTS	240
DUPLEX RESIDENTIAL LOTS	44
OPEN SPACE LOTS	33
TOTAL RESIDENTIAL LOTS	284
USEABLE OPEN SPACE	(15.87%) 10.63 AC
CENTRAL AMENITY LOT	2.44 AC
ARTERIAL BUFFERS	3.00 AC
COLLECTOR BUFFERS	0.70 AC
END BLOCK BUFFERS/PATHS	1.24 AC
POCKET PARKS	2.15 AC
MEWS	1.10 AC
LOT AREA DATA	
MINIMUM LOT SIZE (SINGLE-FAMILY)	4,738 SF
MINIMUM LOT SIZE (DUPLEX)	3,908 SF
AVERAGE LOT SIZE	5,498 SF
RESIDENTIAL DENSITY (DU/AC)	
GROSS RESIDENTIAL DENSITY	4.24
NET RESIDENTIAL DENSITY (EXCLUDES RIGHT-OF-WAY)	6.09
ZONING	
EXISTING: MU, RUT	PROPOSED: R-5-DA
SITE AMENITIES	
CLUB HOUSE, SWIMMING POOL FACILITY, PICKLEBALL COURTS, PICKNIC GAZEBO, MEWS, AND MULTI-USE PATHS	

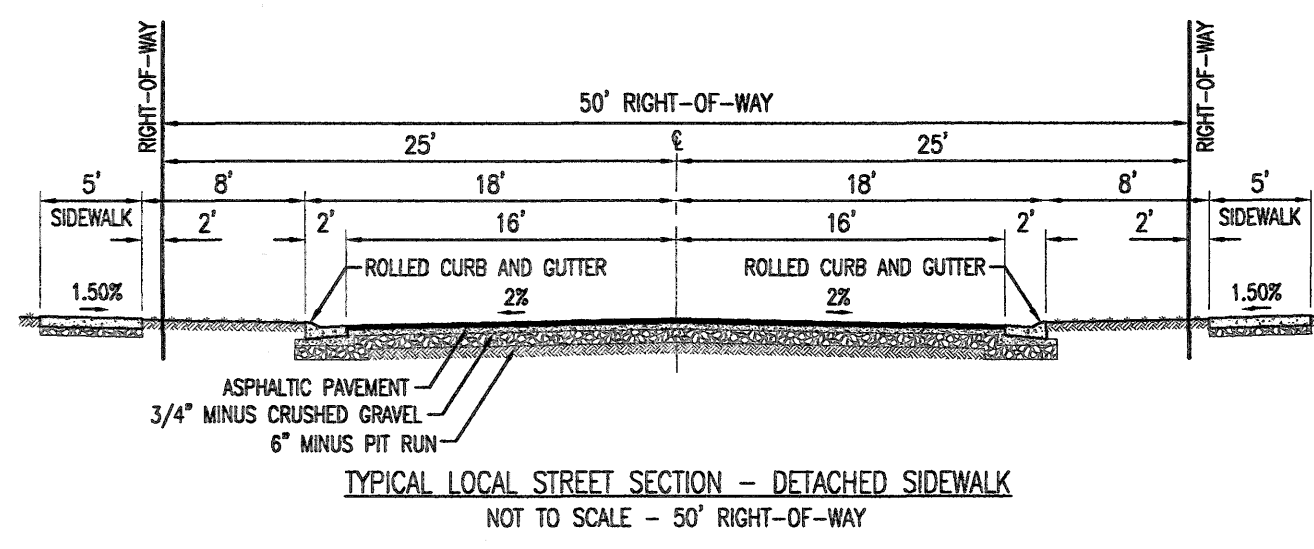


LEGEND	
BOUNDARY LINE	---
CITY LIMITS BOUNDARY	---
PHASING BOUNDARY	---
RIGHT-OF-WAY LINE	---
CENTERLINE	---
PROPERTY LOT LINE	---
ZERO LOT LINE	---
PROPOSED EASEMENT LINE	---
PROPERTY SETBACK LINE	---
PROPOSED VERTICAL CURB	---
PROPOSED ROLLED CURB WITH TRAFFIC CALMING	---
PROPOSED STORM DRAIN LINE AND MANHOLE	---
PROPOSED SANITARY SEWER LINE	---
EXISTING SEWER LINE AND MANHOLE	---
PROPOSED FIRE HYDRANT	---
PROPOSED GRAVITY IRRIGATION	---
EXISTING GRAVITY IRRIGATION	---
PROPOSED PRESSURE IRRIGATION LINE	---
EXISTING PRESSURE IRRIGATION LINE	---
PROPOSED WATER MAIN	---
EXISTING WATER MAIN	---
SECTION LINE	---
EXISTING BOUNDARY LINE	---
EXISTING PROPERTY LOT LINE	---
EXISTING EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING EDGE OF GRAVEL	---
EXISTING VERTICAL CURB	---
EXISTING ROLLED CURB	---
EXISTING 5' CONTOUR	---
EXISTING 1' CONTOUR	---
EXISTING TOP OF BANK	---
EXISTING BOTTOM OF BANK	---
EXISTING FENCE LINE	---
EXISTING OVERHEAD POWER LINE	---
EXISTING FIBER OPTIC LINE	---
EXISTING GAS LINE	---
EXISTING TELEPHONE LINE	---
FOUND 5/8" IRON PIN, AS NOTED	●
FOUND 1/2" IRON PIN, AS NOTED	●
FOUND BRASS CAP MONUMENT	●
FOUND ALUMINUM CAP MONUMENT	●
FOUND PK/MAG NAIL	●
CALCULATED POINT, NOTHING SET	□

SURVEY LEGEND	
FOUND 5/8" IRON PIN, AS NOTED	●
FOUND 1/2" IRON PIN, AS NOTED	●
FOUND BRASS CAP MONUMENT	●
FOUND ALUMINUM CAP MONUMENT	●
FOUND PK/MAG NAIL	●
CALCULATED POINT, NOTHING SET	□



N. MILESTONE AVENUE SECTION WITH ISLANDS - DETACHED SIDEWALK
NOT TO SCALE - 60' RIGHT-OF-WAY

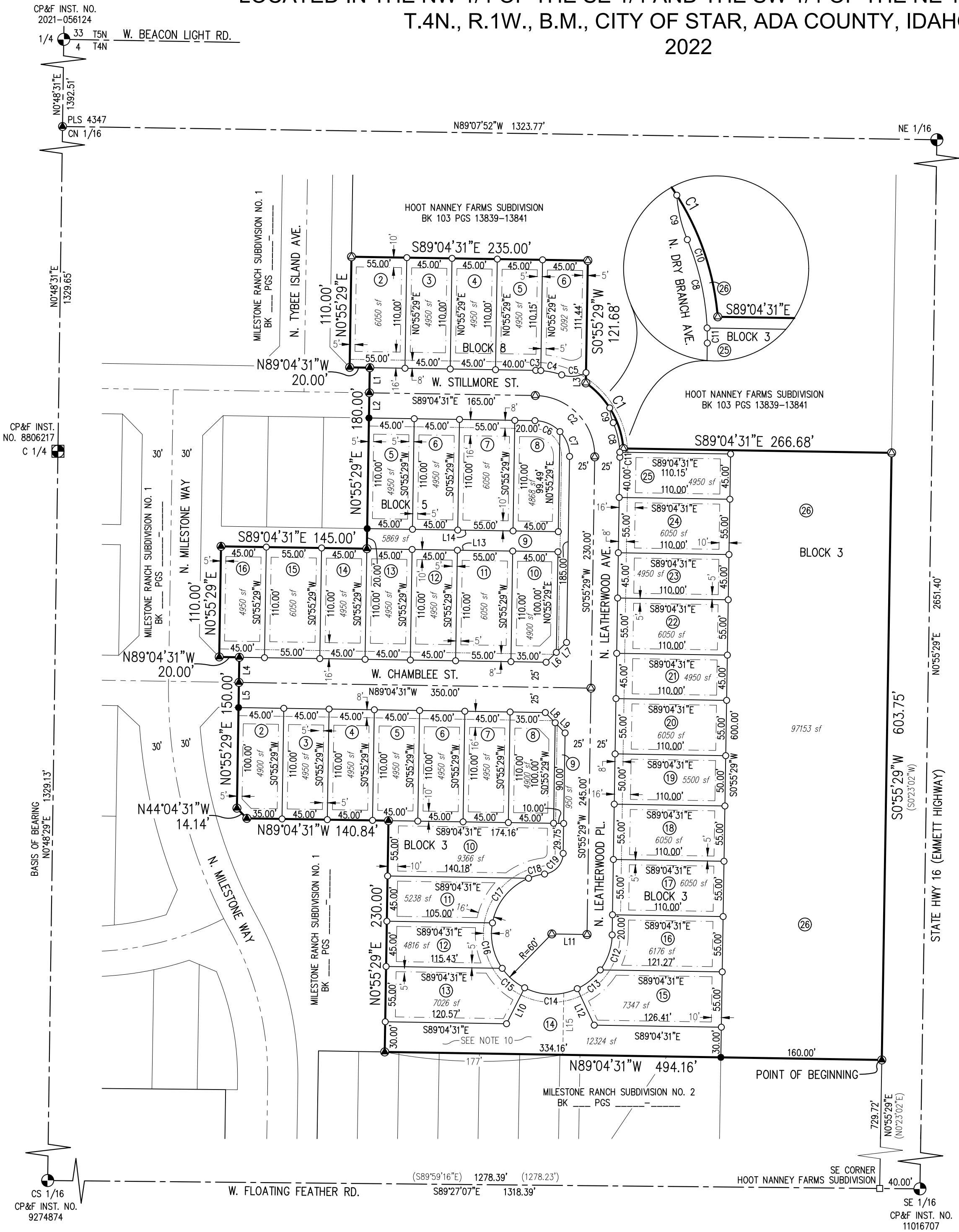


TYPICAL LOCAL STREET SECTION - DETACHED SIDEWALK
NOT TO SCALE - 50' RIGHT-OF-WAY

OWNERS OF RECORD	HOOT NANNEY FARMS, INC. CAROL M. DIXON AND SANDRA A. DIXON 8542 W. FLOATING FEATHER ROAD STAR, IDAHO 83869
DEVELOPER	TOLL SOUTHWEST, LLC 3103 W. SHERRY DRIVE, STE. 100 MERIDIAN, IDAHO 83842 PHONE: (208) 424-0020
SURVEYOR	CLINT HANSEN, PLS LAND SOLUTIONS, PC 231 E 5TH STREET, STE. A MERIDIAN, IDAHO 83842 PHONE: (208) 288-2557 FAX: (208) 288-2557 EMAIL: chansen@landsolutions.biz
PLANNER	BECKY MCAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, IDAHO 83842 PHONE: (208) 938-0960 FAX: (208) 938-0941 EMAIL: beckymcay@engsol.com
REVISIONS	DATE 08-12-21 08-26-21 RS RS
ENGINEERING SOLUTIONS, LP	1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 938-0960 FAX: (208) 938-0941
PRELIMINARY PLAT	
DATE ISSUED	05/08/2021
PROJECT NO.	201102
DWG. FILE	201102-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM
PREL-1	
SHEET 01 OF 02	

MILESTONE RANCH SUBDIVISION NO. 3

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2022



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	77.53'	88.75'	50°3'07"	S29°45'34"E	75.09'
C2	94.25'	60.00'	90°00'00"	N44°04'31"W	84.85'
C3	5.00'	85.00'	3°22'20"	N87°23'21"W	5.00'
C4	21.28'	85.00'	14°20'48"	N78°31'47"W	21.23'
C5	24.99'	30.00'	47°43'08"	N84°47'03"E	24.27'
C6	27.85'	35.00'	45°35'05"	N66°16'58"W	27.12'
C7	27.13'	35.00'	44°24'55"	N21°16'58"W	26.46'
C8	30.17'	85.00'	20°20'20"	N12°37'01"W	30.02'
C9	15.19'	46.00'	18°55'34"	S13°19'24"E	15.13'
C10	42.96'	88.75'	27°43'53"	N18°35'56"W	42.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C11	5.00'	85.00'	3°22'20"	N0°45'41"W	5.00'
C12	37.37'	60.00'	35°41'07"	N18°46'03"E	36.77'
C13	29.82'	60.00'	28°28'22"	N50°50'47"E	29.51'
C14	54.12'	60.00'	51°41'02"	S89°04'31"E	52.31'
C15	29.82'	60.00'	28°28'22"	S48°59'49"E	29.51'
C16	47.42'	60.00'	45°16'46"	S12°07'15"E	46.19'
C17	59.53'	60.00'	56°50'58"	S38°56'37"W	57.12'
C18	16.49'	60.00'	15°45'05"	S75°14'38"W	16.44'
C19	30.13'	21.00'	82°11'42"	N42°01'20"E	27.61'





LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.00'	S0°55'29"W
L2	25.00'	S0°55'29"W
L3	10.24'	N0°55'29"E
L4	25.00'	S0°55'29"W

LINE TABLE		
LINE #	LENGTH	BEARING
L5	25.00'	S0°55'29"W
L6	14.14'	N45°55'29"E
L7	14.14'	N45°55'29"E
L8	14.14'	N44°04'31"W

LINE TABLE		
LINE #	LENGTH	BEARING
L9	14.14'	N44°04'31"W
L10	40.00'	S26°46'00"W
L11	35.00'	N89°04'31"W
L12	40.00'	S24°55'02"E

LINE TABLE		
LINE #	LENGTH	BEARING
L13	190.00'	N89°04'31"W
L14	190.00'	N89°04'31"W
L15	61.39'	N0°55'29"E

LEGEND

	FOUND ALUMINUM CAP MONUMENT		SECTION LINE
	FOUND BRASS CAP MONUMENT		CENTER LINE

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- 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 BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 9, 14 AND 26, BLOCK 3 AND LOT 9, BLOCK 5 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOT 14, BLOCK 3 AS SHOWN HEREON IS SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN 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 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 SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY AND STATE HIGHWAY 16 IS PROHIBITED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, THE TRELIS SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



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LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

MILESTONE RANCH 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 MILESTONE RANCH SUBDIVISION NO. 3;

A PORTION OF LOT 2, BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ S 89°27'07" E A DISTANCE OF 1278.39 FEET (FORMERLY S 89°59'16" E, 1278.23 FEET) TO THE SOUTHEASTERLY CORNER OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°55'29" E (FORMERLY N 0°23'02" E) ALONG THE EASTERLY BOUNDARY OF SAID HOOT NANNEY FARMS SUBDIVISION, ALSO BEING THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 2, AS SHOWN IN BOOK ____ OF PLATS ON PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 729.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION BEING THE NORTHEASTERLY CORNER OF SAID MILESTONE RANCH SUBDIVISION NO. 2, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 2 N 89°04'31" W A DISTANCE OF 494.16 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK ____ OF PLATS ON PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°55'29" E A DISTANCE OF 230.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 140.84 FEET TO A POINT;

THENCE N 44°04'31" W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 150.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 145.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 180.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°04'31" E A DISTANCE OF 235.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 121.68 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 77.53 FEET ALONG THE ARC OF A 88.75 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 50°03'07" AND A LONG CHORD BEARING S 29°45'34" E A DISTANCE OF 75.09 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 266.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 AND EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE ALONG THE EASTERLY BOUNDARY SAID LOT 2 AND SAID WESTERLY RIGHT-OF-WAY S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 603.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.90 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY BRIAN JACKSON, 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 BRIAN JACKSON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES _____

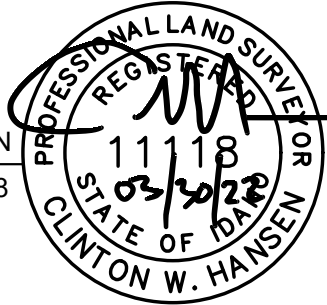
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

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



MILESTONE RANCH 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, 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. _____

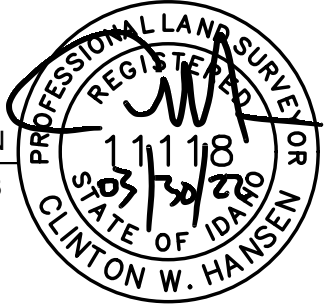
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON

THIS ____ DAY OF _____ , 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

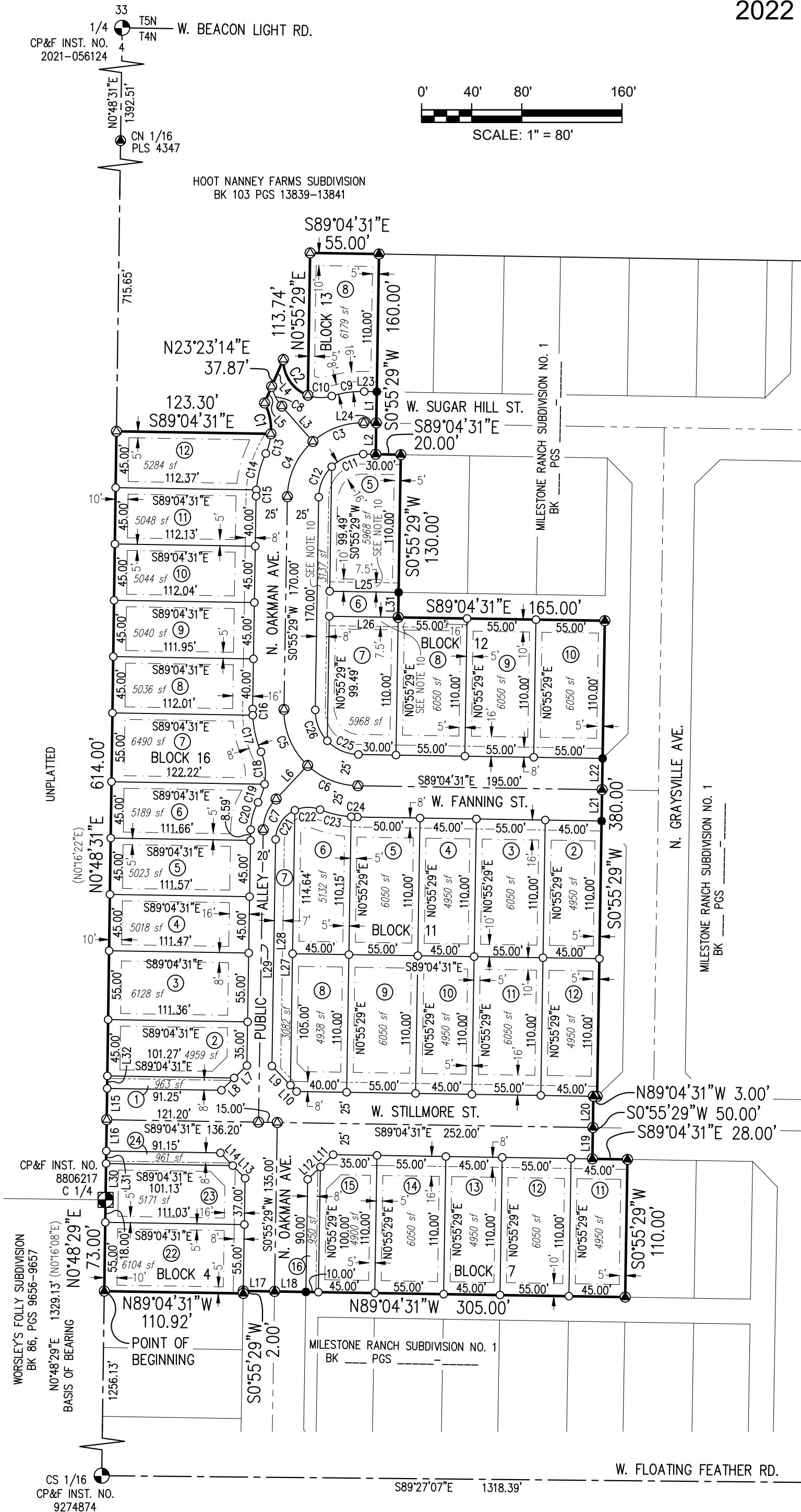
FEE: _____

CLINTON W. HANSEN
PLS 11118



MILESTONE RANCH SUBDIVISION NO. 4

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2022



LEGEND

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

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- 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 BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOT 24, BLOCK 4; LOT 16, BLOCK 7; LOT 7, BLOCK 11; LOT 6, BLOCK 12 AND LOT 1, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014198, RECORDS OF ADA COUNTY, IDAHO.
- LOT 6, BLOCK 12 AND PORTIONS OF LOTS 5, 7 AND 8, BLOCK 12 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 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 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 SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.00'	N0°55'29"E
L2	25.00'	N0°55'29"E
L3	37.58'	N41°20'50"W
L4	23.47'	S23°23'15"W
L5	14.41'	S23°23'14"W
L6	36.81'	N43°11'48"E
L7	14.14'	N45°55'29"E
L8	14.14'	N45°55'29"E
L9	21.21'	S44°04'31"E
L10	7.07'	S44°04'31"E
L11	14.14'	S45°55'29"W
L12	14.14'	S45°55'29"W
L13	14.14'	N44°04'31"W
L14	14.14'	N44°04'31"W
L15	25.00'	S0°48'31"W
L16	25.00'	S0°48'31"W
L17	25.00'	S89°04'31"E
L18	25.00'	S89°04'31"E
L19	25.00'	N0°55'29"E
L20	25.00'	N0°55'29"E
L21	25.00'	N0°55'29"E
L22	25.00'	N0°55'29"E
L23	10.00'	N89°04'31"W
L24	10.00'	N89°04'31"W
L25	55.00'	N89°04'31"W
L26	55.00'	N89°04'31"W
L27	219.64'	S0°55'29"W
L28	181.08'	S0°55'29"W
L29	233.59'	S0°55'29"W
L30	29.00'	S0°48'31"W
L31	10.00'	S0°48'31"W
L32	10.00'	S0°48'31"W
L31	20.00'	S0°55'29"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	25.47'	46.00'	31°43'13"	N11°35'49"W
C2	36.93'	30.00'	70°31'43"	S34°20'23"E
C3	44.27'	60.00'	42°16'19"	S69°47'20"W
C4	49.98'	60.00'	47°43'41"	S24°47'20"W
C5	49.98'	60.00'	47°43'41"	S22°56'22"E
C6	44.27'	60.00'	42°16'19"	S67°56'22"E
C7	27.32'	36.00'	43°28'52"	S22°39'55"W
C8	17.91'	36.00'	28°30'32"	S27°05'34"E
C9	26.29'	85.00'	17°43'08"	S82°03'55"W
C10	19.47'	30.00'	37°11'25"	S88°11'57"E
C11	27.85'	35.00'	45°35'05"	S68°07'57"W
C12	27.13'	35.00'	44°24'55"	S23°07'57"W
C13	16.36'	46.00'	20°22'22"	N14°26'58"E

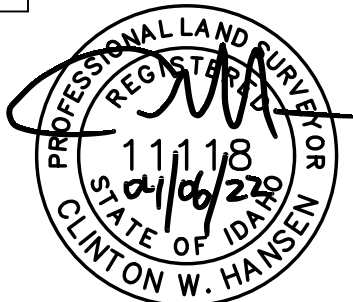
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C14	30.17'	85.00'	20°20'20"	S14°27'59"W
C15	5.00'	85.00'	3°22'20"	S2°36'39"W
C16	5.00'	85.00'	3°22'20"	S0°45'41"E
C17	30.17'	85.00'	20°20'20"	S12°37'01"E
C18	26.39'	46.00'	32°52'10"	N6°21'07"W
C19	15.43'	46.00'	19°13'26"	N19°41'41"E
C20	22.79'	46.00'	28°22'55"	S15°06'57"W
C21	29.48'	26.00'	64°58'16"	S33°24'37"W
C22	20.69'	26.00'	45°35'56"	S88°41'43"W
C23	25.51'	85.00'	17°11'52"	S77°06'15"E
C24	5.00'	85.00'	3°22'20"	S87°23'21"E
C25	27.85'	35.00'	45°35'05"	S66°16'58"E
C26	27.13'	35.00'	44°24'55"	S21°16'58"E

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz



MILESTONE RANCH SUBDIVISION NO. 4

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 MILESTONE RANCH SUBDIVISION NO. 4;

A PORTION OF LOT 2 OF BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ N 0°48'29" E A DISTANCE OF 1256.13 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK ____ OF PLATS ON PAGES ____-____, RECORDS OF ADA COUNTY, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF SAID LOT 2, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ AND OF SAID LOT 2 N 0°48'29" E (FORMERLY N 0°16'08" E) A DISTANCE OF 73.00 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CENTER ¼ CORNER);

THENCE ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF THE NE ¼ OF SAID SECTION 4 AND OF SAID LOT 2 N 0°48'31" E (FORMERLY N 0°16'22" E) A DISTANCE OF 614.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°04'31" E A DISTANCE OF 123.30 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 25.47 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°43'13" AND A LONG CHORD BEARING N 11°35'49" W A DISTANCE OF 25.14 FEET TO A POINT;

THENCE N 23°23'14" E A DISTANCE OF 37.87 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 36.93 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 70°31'43" AND A LONG CHORD BEARING S 34°20'20" E A DISTANCE OF 34.64 FEET TO A POINT;

THENCE N 0°55'29" E A DISTANCE OF 113.74 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 55.00 FEET TO THE NORTHWESTERLY CORNER OF SAID MILESTONE RANCH SUBDIVISION NO. 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE S 0°55'29" W A DISTANCE OF 160.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 20.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 130.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 165.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 380.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 3.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 28.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 305.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N 89°04'31" W A DISTANCE OF 110.92 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.88 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20____.

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY BRIAN JACKSON, 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 BRIAN JACKSON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

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



MILESTONE RANCH SUBDIVISION NO. 4

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, 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

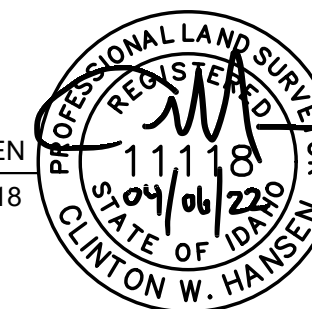
LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK ____ M. ON

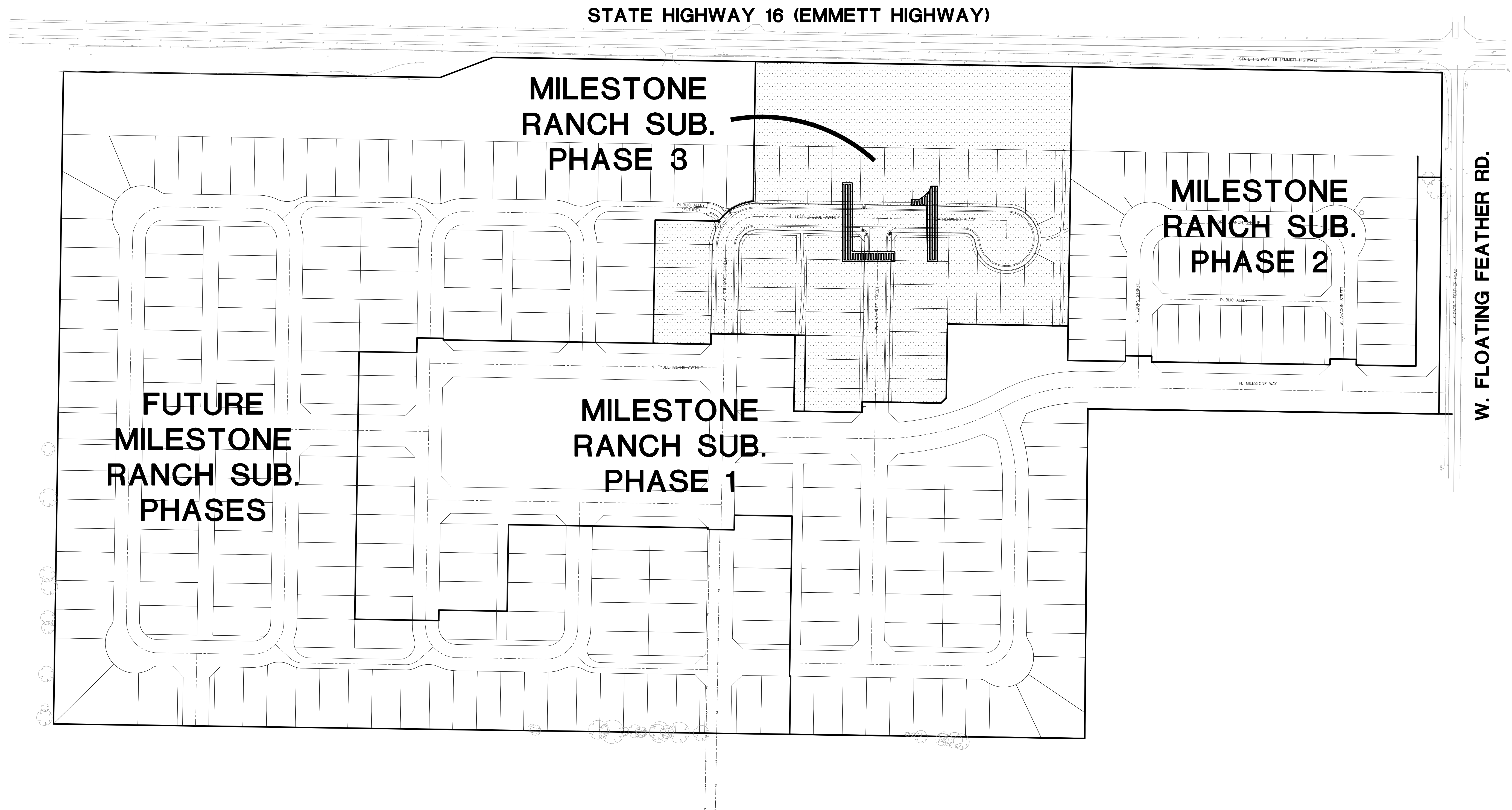
THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY	EX-OFFICIO RECORDER
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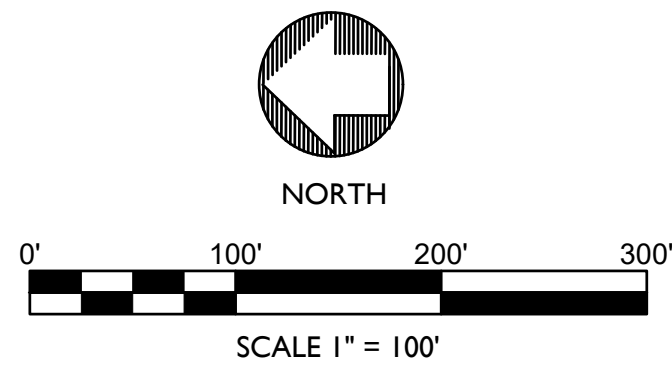
FEE: _____

CLINTON W. HANSEN
PLS 11118





- NOTES**
- 1. REFER TO INDIVIDUAL SHEET L1 FOR COMPLETE LANDSCAPE PLANTING PLANS.
 - 2. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
 - 3. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



Issue		Date
Description		
ISSUE		4-15-22

Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

MILESTONE RANCH No.3 STAR, IDAHO	FINAL PLAT LANDSCAPE PLAN
--	----------------------------------

Job Number 2210	
------------------------	--

Drawn KCS	Checked KCS
Scale AS SHOWN	
Sheet Title	
OVERALL LANDSCAPE PLAN	
Sheet Number	
L0	
1 of 4 Sheets	

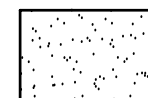
PLANT SCHEDULE

(REFERENCE SHT L2)

SYM	COMMON NAME	SYM	DESCRIPTION
-----	-------------	-----	-------------

EVERGREEN TREES

BS	HOOPS BLUE SPRUCE
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE



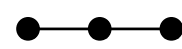
SOD
LAWN

SHADE TREES (CLASS III)

RO NORTHERN RED OAK

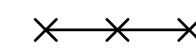
SHADE/STREET TREES (CLASS II)

HL	SKYLINE HONEYLOCUST
GV	GREEN VASE ZELKOVA
PM	PACIFIC SUNSET MAPLE



ORNAMENTAL TREES (CLASS I)

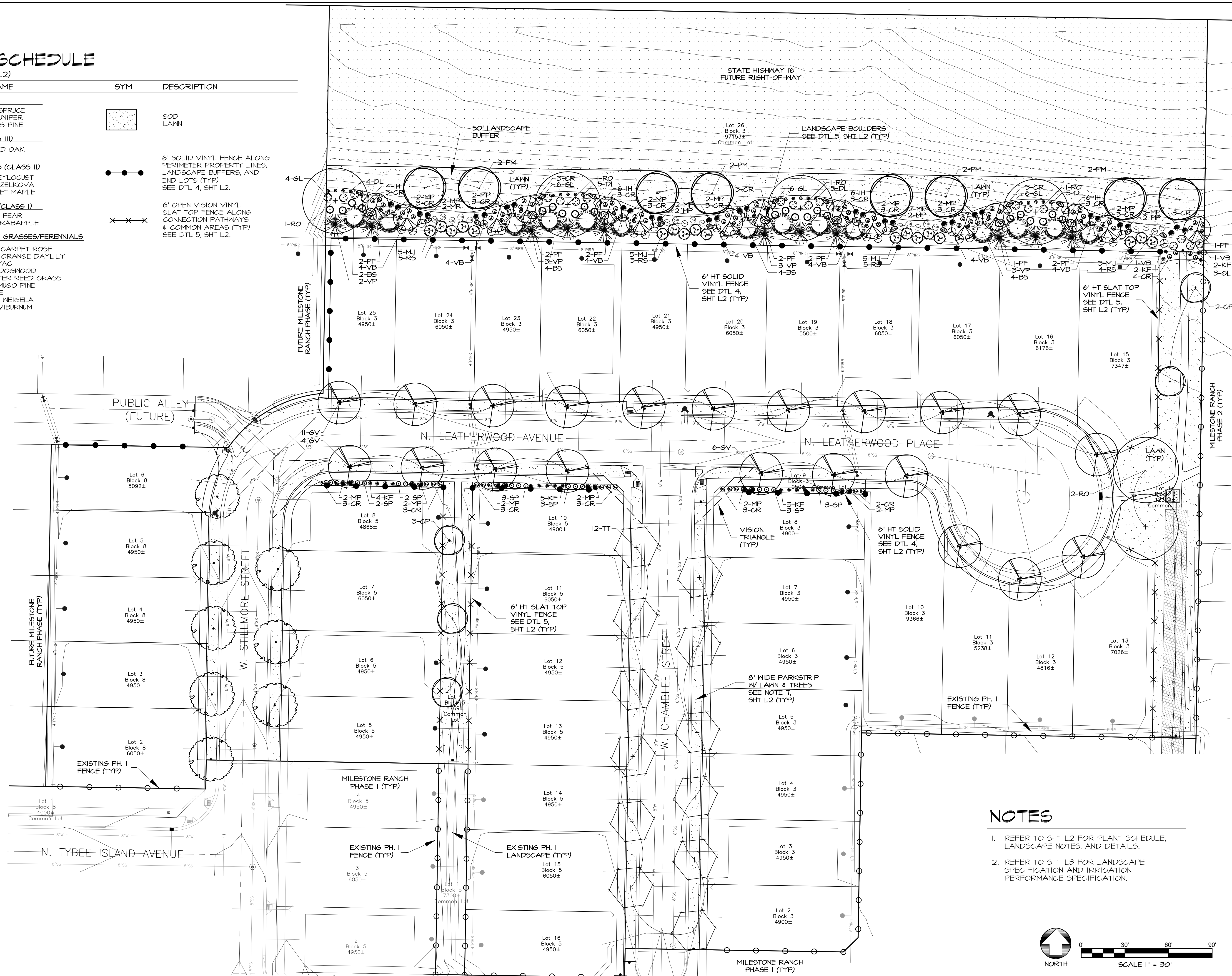
CP CHANTICLEER PEAR
PF PRAIRIFIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

GR	RED FLOWER CARPET ROSE
DL	ENDLESSLILY ORANGE DAYLILY
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MP	SLOWMOUND MUGO PINE
RS	RUSSIAN SAGE
SP	SPIILLED WINE WEIGELA
VB	BLUE MUFFIN VIBURNUM

6' SOLID VINYL FENCE ALONG
PERIMETER PROPERTY LINES,
LANDSCAPE BUFFERS, AND
END LOTS (TYP)
SEE DTL 4, SHT L2.

6' OPEN VISION VINYL
SLAT TOP FENCE ALONG
CONNECTION PATHWAYS
& COMMON AREAS (TYP)
SEE DTL 5, SHT L2.

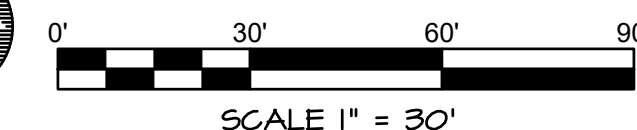


NOTES

1. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



NOR



SCALE 1" = 30'

Issue Description	Date
ISSUE	4-15-22



Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

MILESTONE RANCH No.3

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn KCS	Checked KCS
Scale	AS SHOWN

Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 4 Sheets

Issue	Description	Date
1	ISSUE	4-15-22



Site Planning
Landscape Architecture

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MILESTONE RANCH No.3

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn KCS
Checked KCS

Scale AS SHOWN

Sheet Title

**LANDSCAPE
DETAILS**

Sheet Number

L2

3 of 4 Sheets

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
B5	HOOPS BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPIULORUM 'MOONGLOW'	6-8' HT B4B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
SHADE TREES (CLASS III)			
RO	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
HL	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS F. INERMIS 'SKYCOLE'	2" CAL B4B
GV	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B4B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	ENDLESSLY ORANGE DAYLILY	HEMEROCALLIS FULVA 'DHOMORANGE'	1 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MP	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	2 GAL
SP	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPINI'	3 GAL
VB	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL



6" SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, THIS SHT.

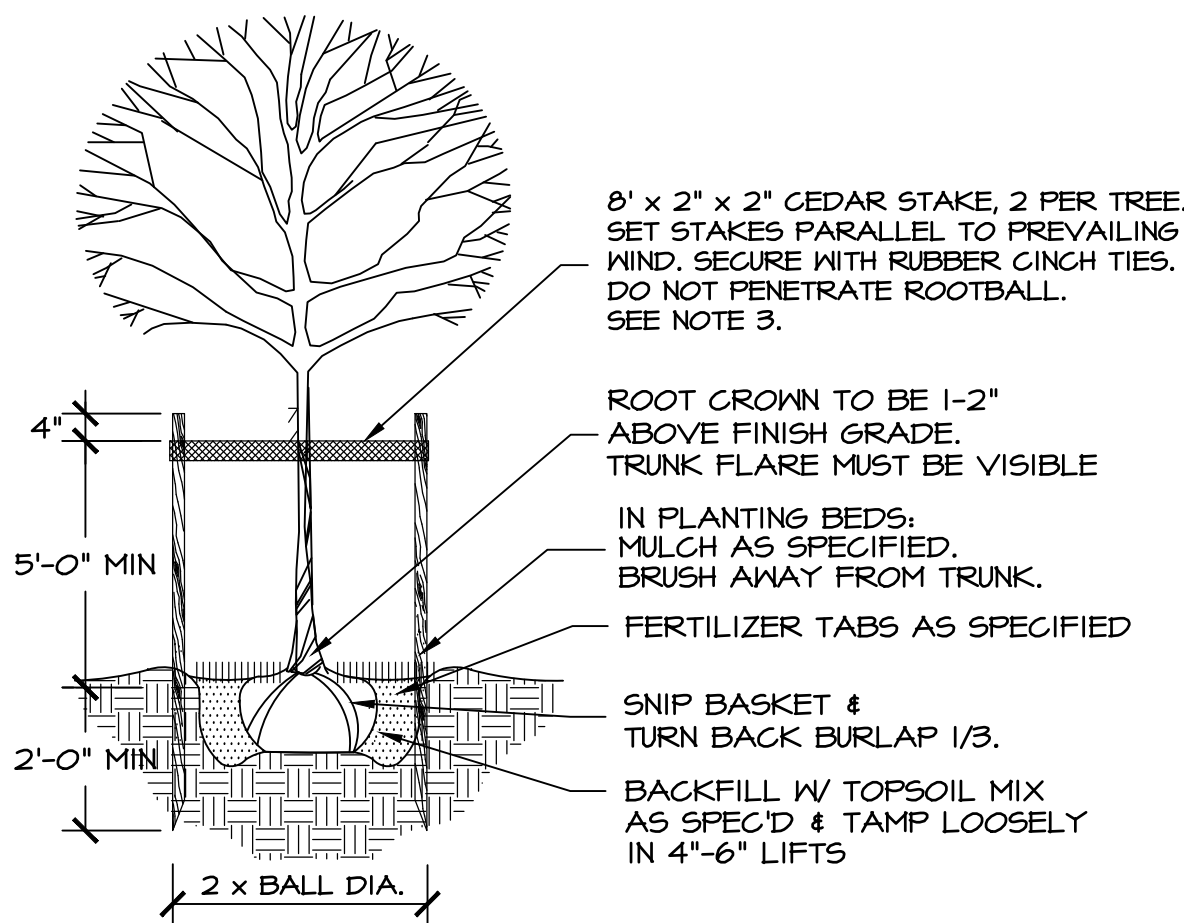
6" OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, THIS SHT.

NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L3 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SNALE SAND WINDOWS. ACHD STORMWATER BASINS AND SNALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.**
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.

LANDSCAPE CALCULATIONS

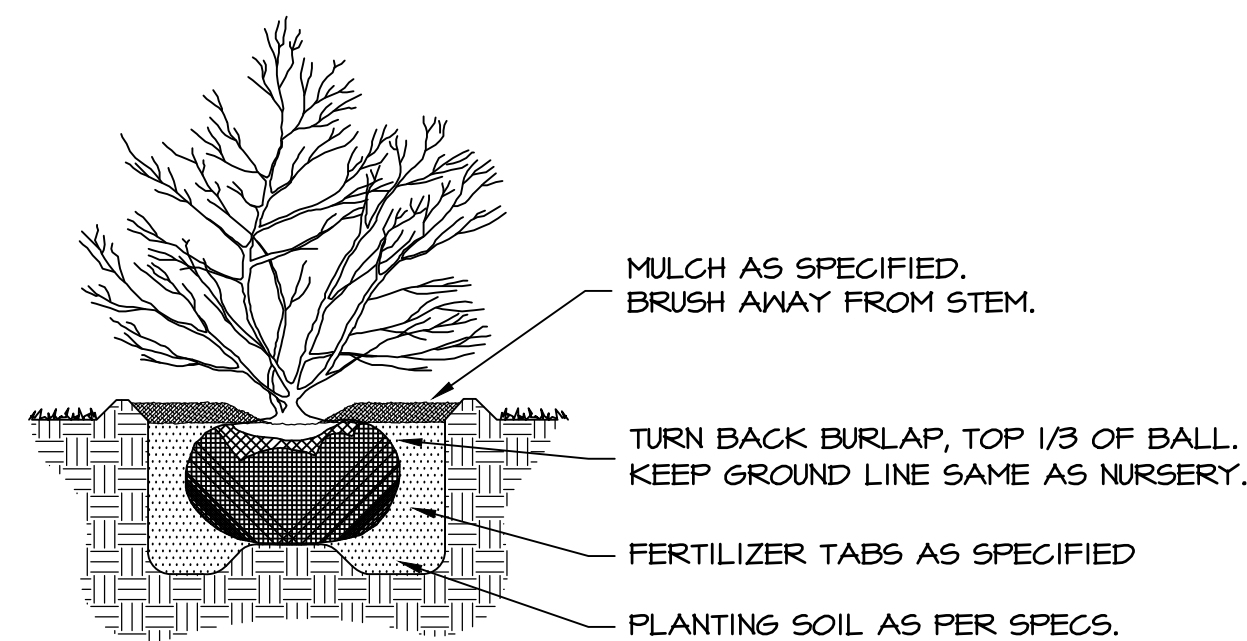
LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
STATE HIGHWAY 16	50'	605' / 35' =	18 TREES	10 TREES
NUMBER OF TREES PROVIDED ON BUFFERS:				10 TREES
NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:				34 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:				14 TREES
TOTAL NUMBER OF TREES:				118 TREES



- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 - TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

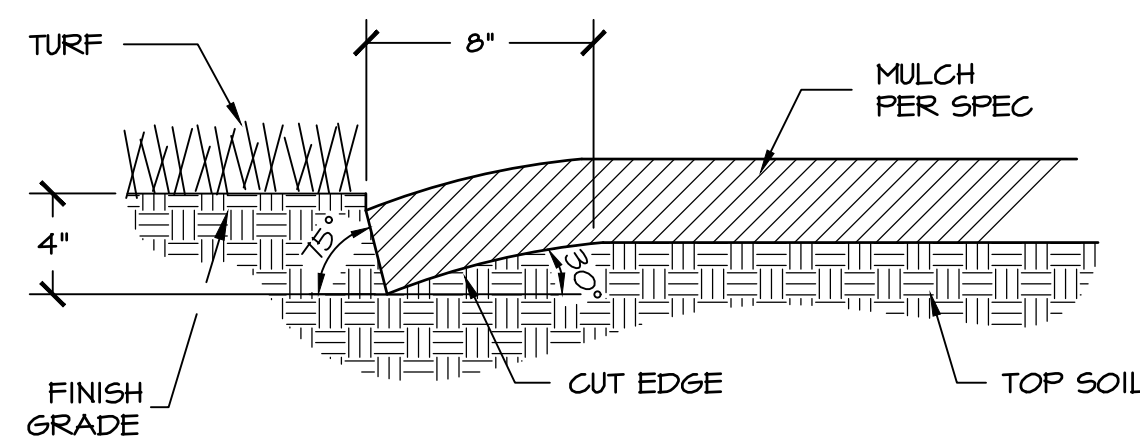
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

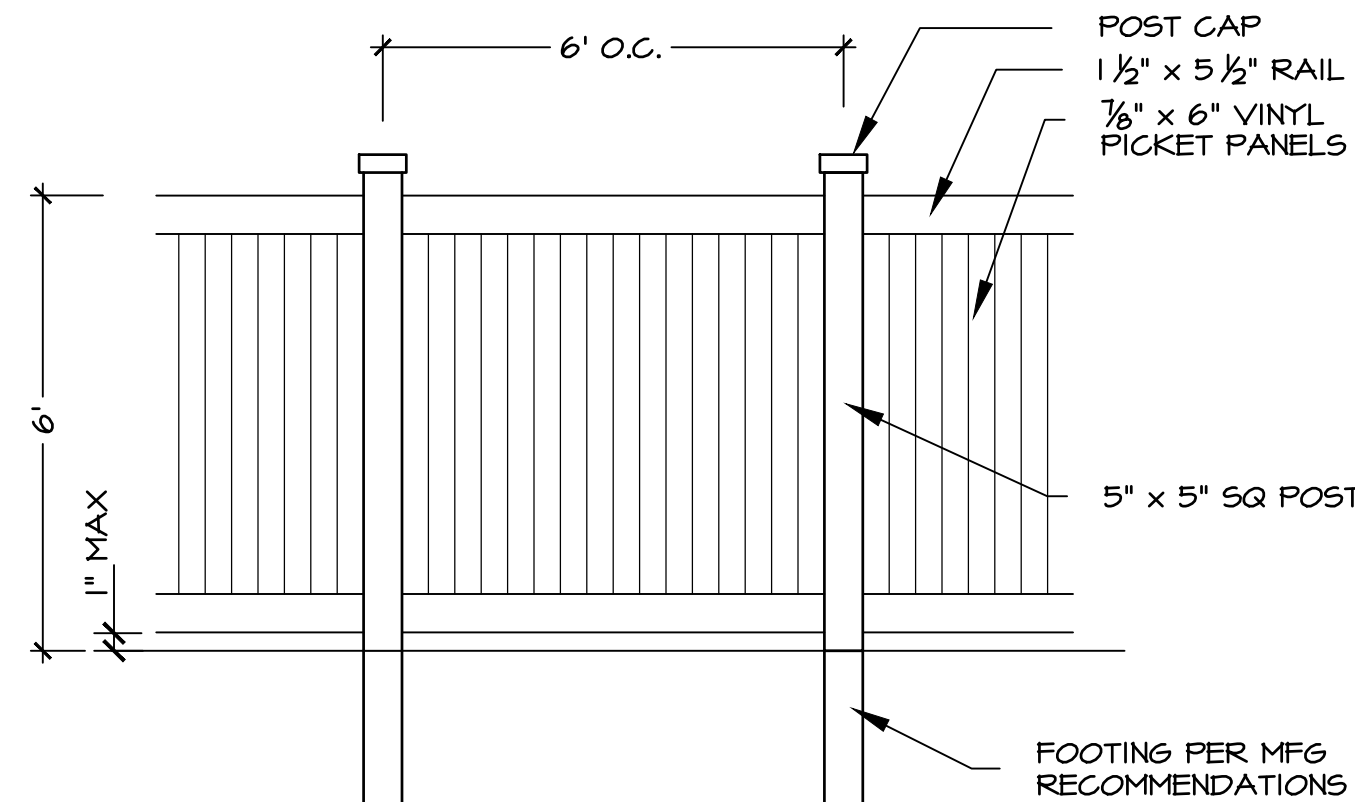
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

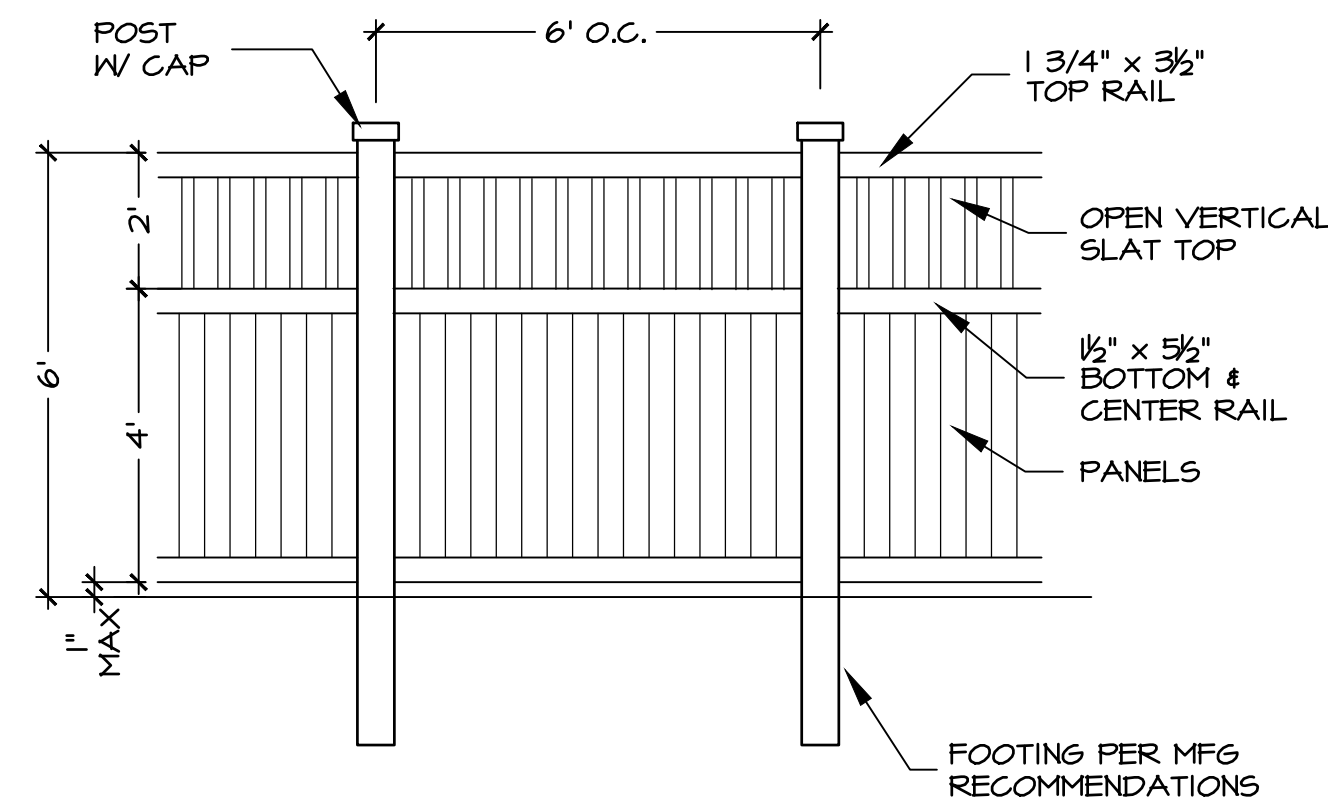
NOT TO SCALE



- NOTES:**
- VINYL FENCE STYLE MAY VARY SLIGHTLY.
 - FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

4 VINYL PRIVACY FENCE

NOT TO SCALE



- NOTES:**
- VINYL FENCE STYLE MAY VARY SLIGHTLY.
 - FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

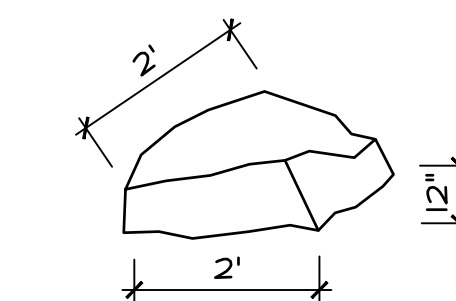
5 OPEN VISION VINYL SLAT TOP FENCE

NOT TO SCALE

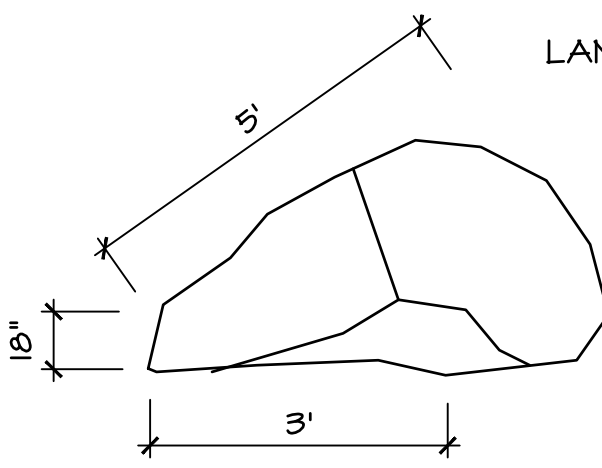
LANDSCAPE BOULDERS

A 5' x 3'
B 4' x 2'
C 2' x 2'

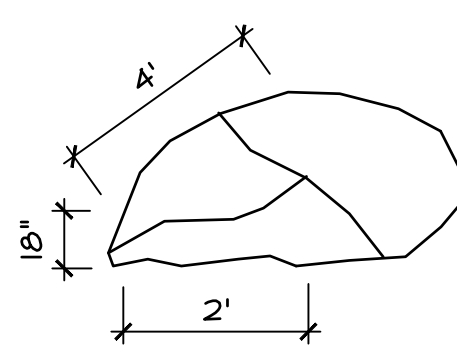
APPROX. SIZE



LANDSCAPE BOULDER 'C'



LANDSCAPE BOULDER 'A'



LANDSCAPE BOULDER 'B'

BOULDER NOTES:

- PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
- BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

6 LANDSCAPE BOULDERS

NOT TO SCALE

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

1. Trees.
 2. Shrubs; Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:

1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaLJ, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insect infestations, and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Plant and Material Certifications:

1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

	pH	6.5 to 7.5
Soluble Salts	600 ppm maximum	
Silt	25-50%	
Clay	10-30%	
Sand	20-50%	
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

1. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 829-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season oldJ, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color, 1/2" max size, 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days. Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil. Shrub Areas: 1/3 compost, 2/3 topsoil. Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. Loosen subgrade and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs, and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misshapen stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment

1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
 3. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings; reproducible and five prints.
 2. Operations and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. Operation, adjustment of system and components instructions.
 - c. Winterization procedures.
 - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - e. Warranties and guarantees.
 - f. Submit five copies.

1.4 GUARANTEE

1. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
2. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
3. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Driperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
 2. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-RS-B. Use scrubber valve if not connected to potable water.
 2. Drip Control Zone Kit: Hunter PCZ-101.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type opening handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISWPC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
 3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

- D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if retained. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch.
 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER


- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

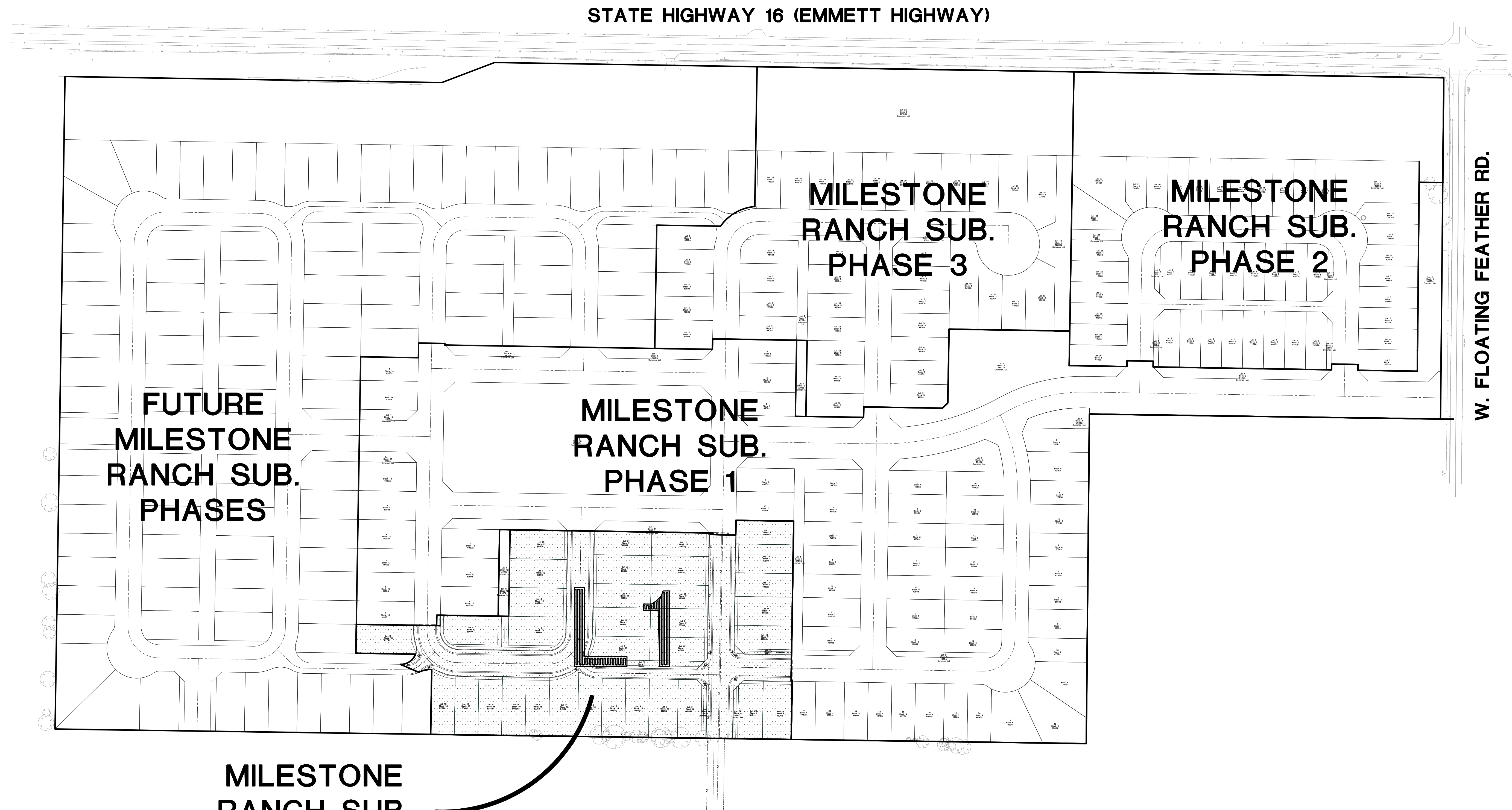
3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
 6. Provide required testing equipment and personnel.
 7. Repair leaks, and retest until acceptable by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
 - a. Remote control valves are properly balanced.
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

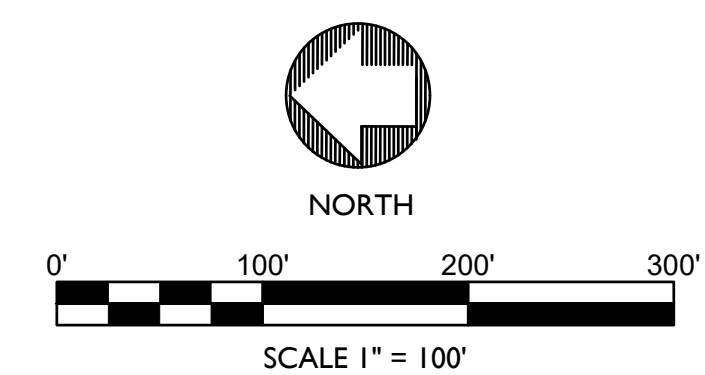
Issue	Description	Date
ISSUE		4-15-22



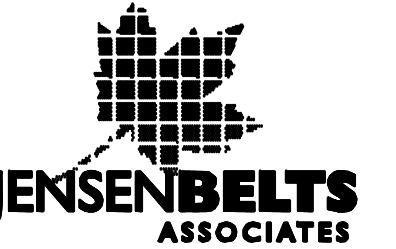


NOTES

1. REFER TO INDIVIDUAL SHEET L1 FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



Issue	Description	Date
ISSUE		4-14-22



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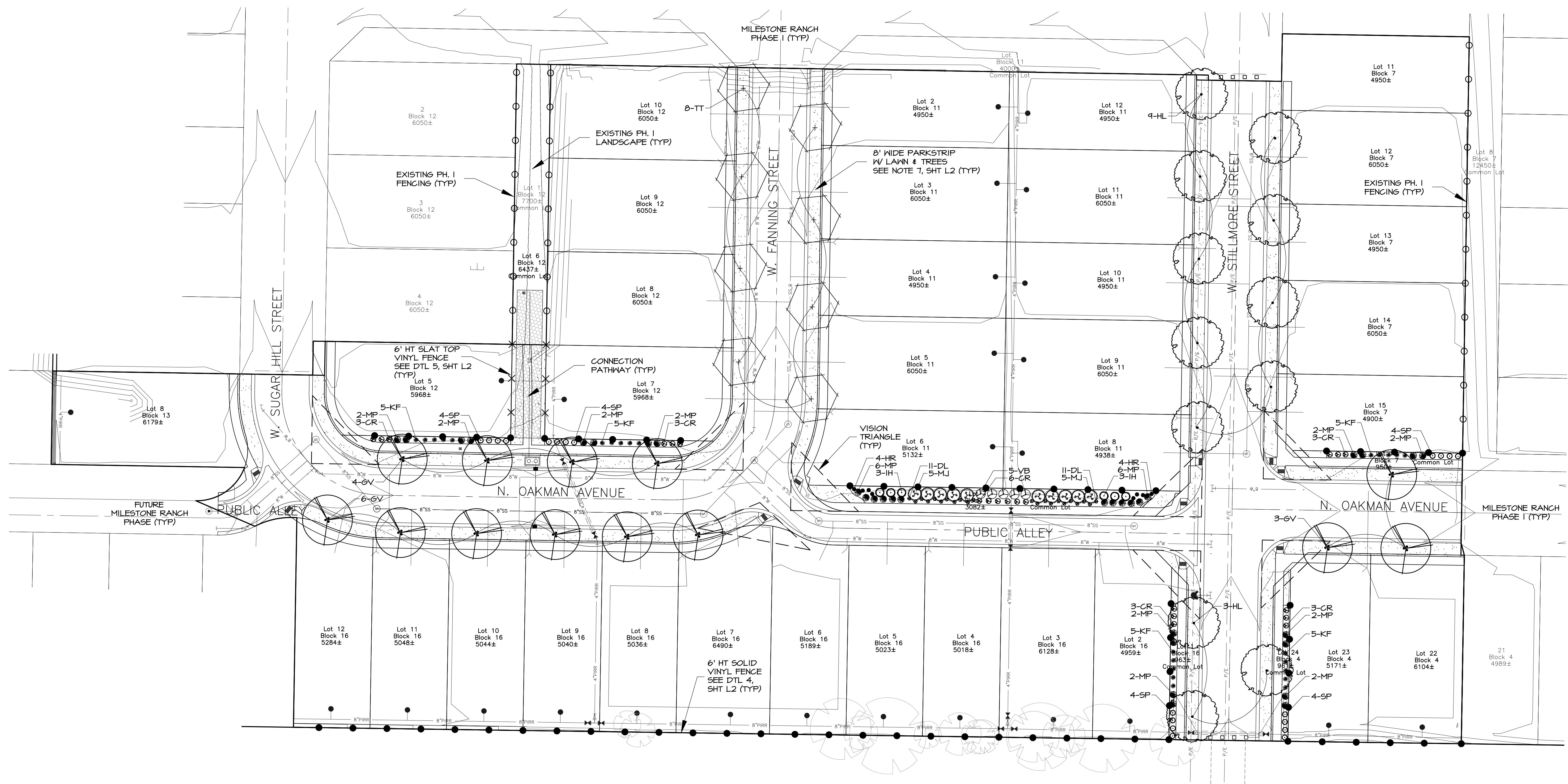
MILESTONE RANCH No.4
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn KCS	Checked KCS
Scale AS SHOWN	

Sheet Title
**OVERALL
LANDSCAPE
PLAN**

Sheet Number
L0
1 of 4 Sheets



PLANT SCHEDULE

(REFERENCE SHT L2)

SYM COMMON NAME

EVERGREEN TREES

MJ MOONGLOW JUNIPER

SHADE/STREET TREES (CLASS II)

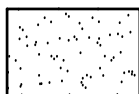
GY GREEN VASE ZELKOVA
HL SKYLINE HONEYLOCUST
TT TULIP TREE

SYM COMMON NAME

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

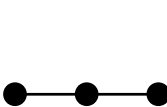
CR RED FLOWER CARPET ROSE
DL ENDLESSLY ORANGE DAYLILY
HR HUSKER RED PENSTEMON
IH IVORY HALO DOGWOOD
KF KARL FOERSTER REED GRASS
MP SLOUMOUND MUGO PINE
SP SPILLED WINE WEIGELA
VB BLUE MUFFIN VIBURNUM

SYM COMMON NAME

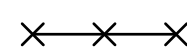


SOD

LAWN



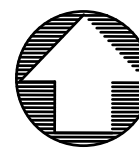
6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, SHT L2.



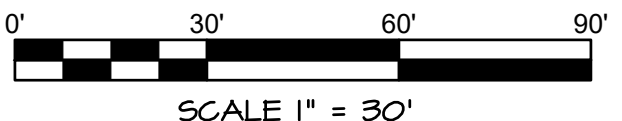
6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L2.

NOTES

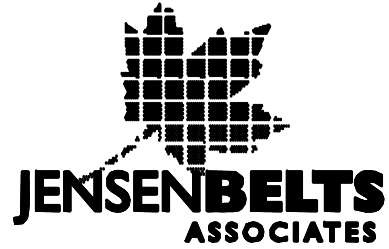
1. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



NORTH



Issue	Description	Date
ISSUE	ISSUE	4-19-22



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Ph. (208) 343-7175
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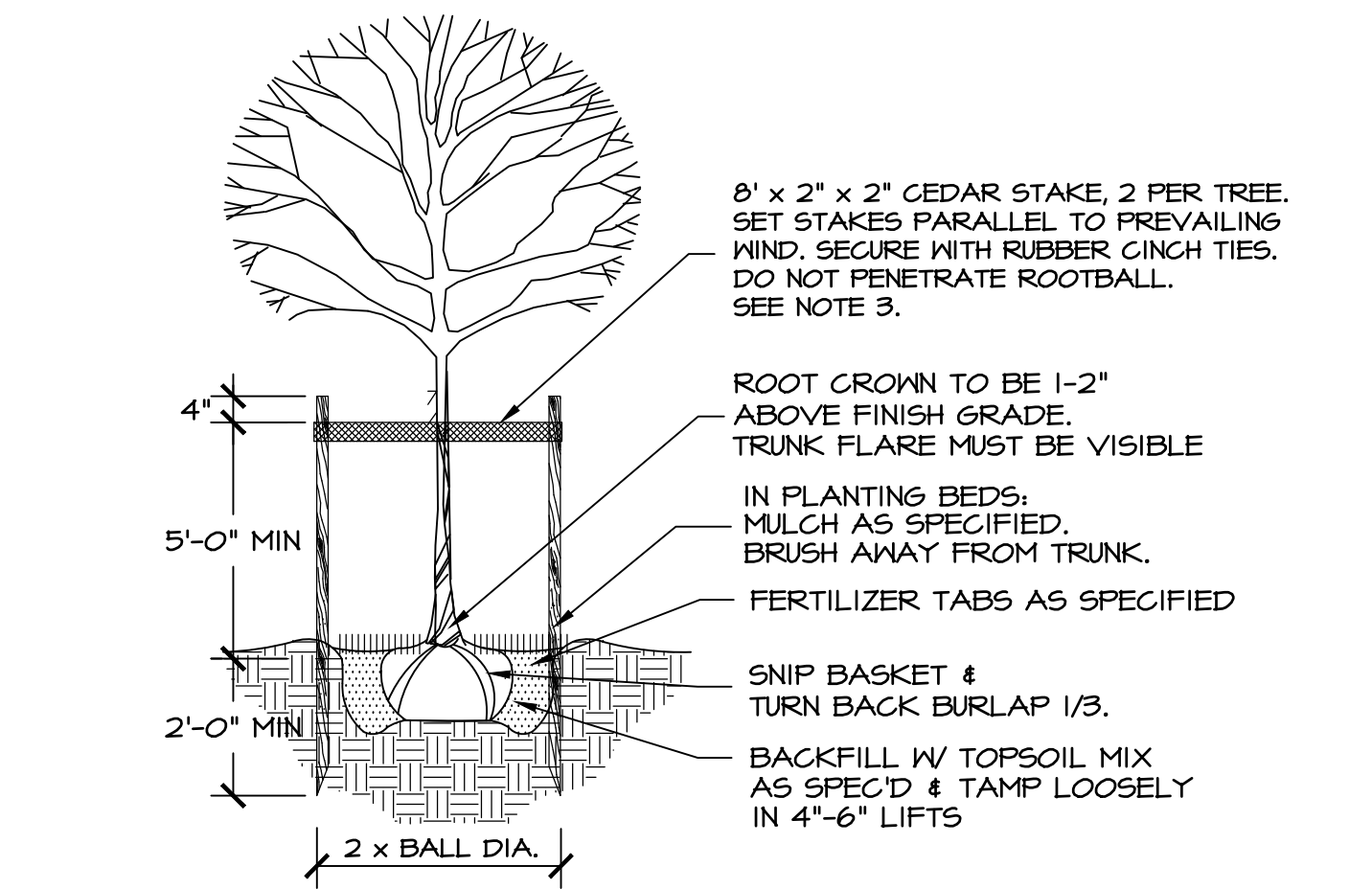
MILESTONE RANCH NO.4
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

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LANDSCAPE PLAN

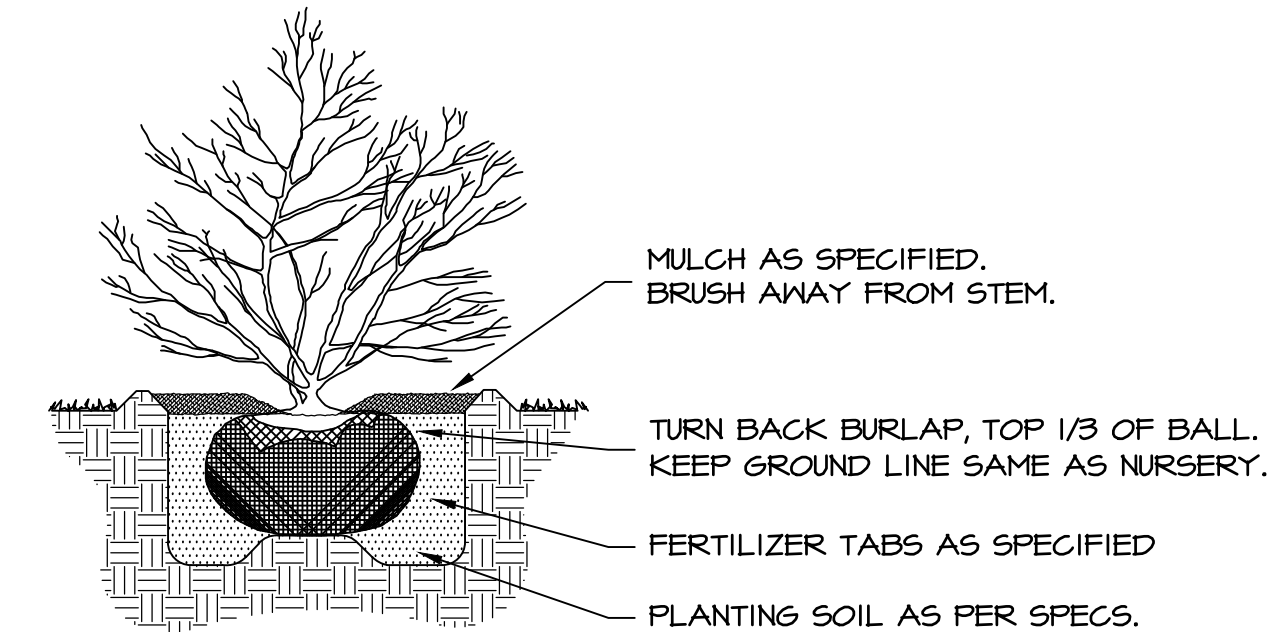
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L1
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- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING

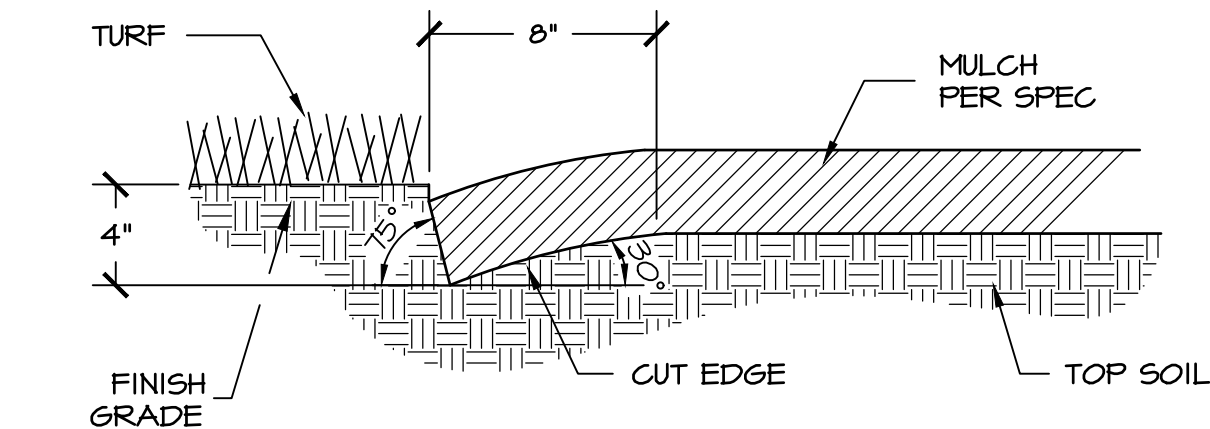
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NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

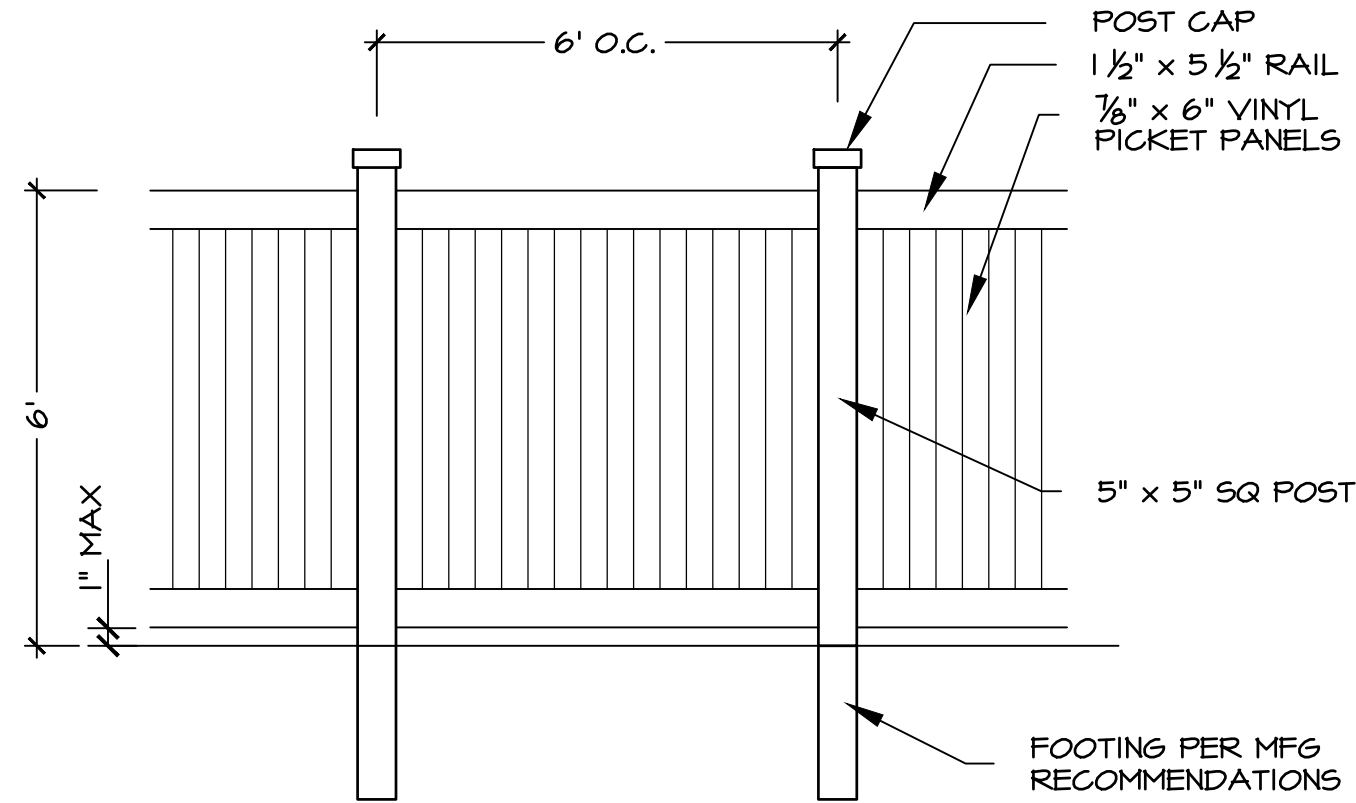
② SHRUB PLANTING

NOT TO SCALE



③ PLANTER CUT BED EDGE

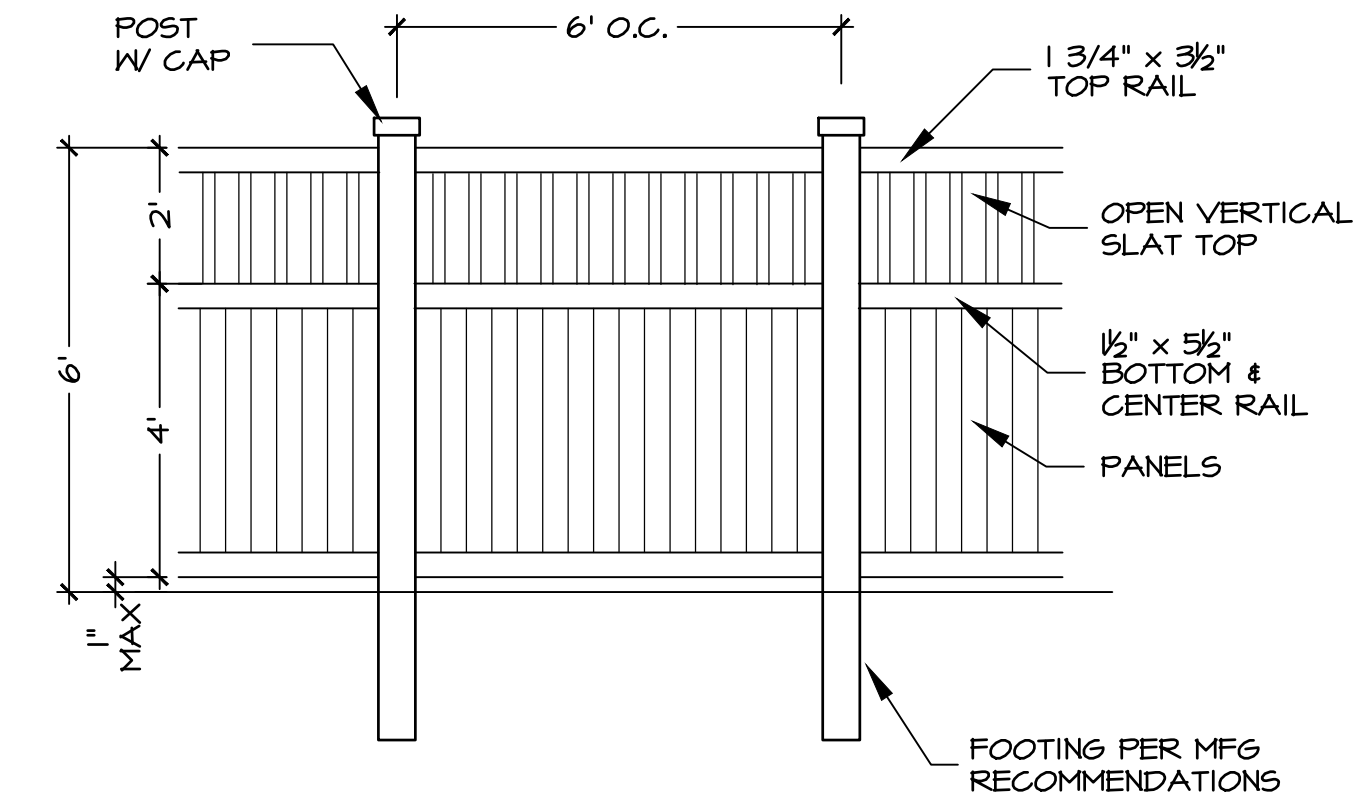
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- NOTES:
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

④ VINYL PRIVACY FENCE

NOT TO SCALE



- NOTES:
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

⑤ OPEN VISION VINYL SLAT TOP FENCE

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPLULORUM 'MOONGLOW'	6-8' HT B4B
SHADE/STREET TREES (CLASS II)			
GV	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B4B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	2" CAL B4B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
GR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	ENDLESSLILY ORANGE DAYLILY	HEMEROCALLIS FULVA 'DHEMORANGE'	1 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MF	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SP	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPINI'	3 GAL
VB	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL



SOD LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, LANDSCAPE BUFFERS, AND END LOTS (TYP) SEE DTL 4, THIS SHT.

6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS & COMMON AREAS (TYP) SEE DTL 5, THIS SHT.

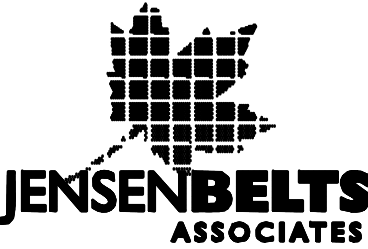
NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L3 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.**
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREES ON SITE TO BE REMOVED.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:	25 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	18 TREES
TOTAL NUMBER OF TREES:	
43 TREES	

Issue	Description	Date
ISSUE		4-19-22



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MILESTONE RANCH No.4

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
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Sheet Title

LANDSCAPE
DETAILS

Sheet Number

L2

3 of 4 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

1. Trees.
 2. Shrubs; Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:

1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaL, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insect infestations, and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Plant and Material Certifications:

1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil only from naturally well-drained sites where topsoil occurs to a depth of site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

	pH	6.5 to 7.5
Soluble Salts	600 ppm maximum	
Silt	25-50%	
Clay	10-30%	
Sand	20-50%	
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

1. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 829-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for lawns and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidazone 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color, 1/2" max size, 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
- Shrub Areas: 1/3 compost, 2/3 topsoil.
- Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stocks measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut canes on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs, and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misshapen stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment

1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
 3. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings; reproducible and five prints.
 2. Operations and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. Operation, adjustment of system and components instructions.
 - c. Winterization procedures.
 - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - e. Warranties and guarantees.
 - f. Submit five copies.

1.4 GUARANTEE

1. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
2. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
3. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each GPM and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Dripline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
 2. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
 2. Drip Control Zone Kit: Hunter PCZ-101.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type opening handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISWPC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
 3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

- D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if retained. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch.
 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
 6. Provide required testing equipment and personnel.
 7. Repair leaks, and retest until acceptable by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
 - a. Remote control valves are properly balanced.
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Issue	Description	Date
ISSUE		4-19-22





STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

Section 5, Item E.

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

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

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

Subject: Milestone Ranch Subdivision Final Plat Phase 3, FP-22-12

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

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- 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
DEQ-Boise Regional Office

EDMS#: 2022AEK128



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

Section 5, Item E.

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

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

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

Subject: Milestone Ranch Subdivision Final Plat Phase 4, FP-22-13

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:
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Response to Request for Comment

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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
DEQ-Boise Regional Office

EDMS#: 2022AEK126

I recommend approval of the following Beer, Wine and Liquor Licenses for the License year beginning July 1, 2022 and ending June 30, 2023 or as noted:

- **Albertsons –**

- ☒ Renewal or ☐ NEW
☐ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☐ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☐ Fire Inspection
☒ Floor Plan

FEES PAID \$100.00

Recommendation: I recommend Council allow me to ADMINISTRATIVELY APPROVE the license once the Fire Inspection has been completed.

- **Beer Guys Saloon**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☒ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$1,062.50

Recommendation: Approve

- **Bi-Mart Corp**

- ☒ Renewal or ☐ NEW
☐ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☐ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$100.00

Recommendation: Approve

- **Blue Heron LLC**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☐ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☐ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$400.00

Recommendation: **Approve**

- **El Mariachi Loco**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☒ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$1,062.50

Recommendation: **Approve**

- **Helina Marries**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☒ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$1,062.50

Recommendation: **Approve - Will need a transfer if location changes**

- **Maverick**

- ☒ Renewal or ☐ NEW
☐ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☐ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$100.00

Recommendation: **Approval**

- **Ridley's**

- ☒ Renewal or ☐ NEW
☐ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☐ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$100.00

Recommendation: **Approval**

- **River Birch Golf Course**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☐ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☐ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$400.00

Recommendation: **Approval**

- **Rustic Table**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☒ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$1,062.50

Recommendation: **Approve with Conditions....a new premise map is required to serve in their new area which is to be approved by the State of Idaho. NO SERVING IN THEIR NEW SECTION. I HAVE EXPLAINED TO THE MANAGER THAT IF ISP WALKS INTO THEIR PREMISE AND THEY ARE SERVING BEER, WINE OR LIQUOR OUTSIDE OF THEIR APPROVED AREA, ISP MAY PULL THEIR LICENSE WHICH WOULD CASCADE OF REVOKATION OF ALL BEER, WINE AND LIQUOR LICENSES. - JMAC**

- **Star Mercantile**

- ☒ Renewal or ☐ NEW
☐ Beer On Premise Consumption
☒ Retail Beer Off Premise Consumption
☐ Wine On Premise Consumption
☒ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$100.00

Recommendation: **Approve. State Liquor Laws prohibit a Contract Liquor Store from allowing consumption on premise.**

- **Sully's Pub & Grill**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☐ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☐ Retail Wine Off Premise Consumption
☒ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$962.50

Recommendation: **Approve**

- **Westside Pizza**

- ☒ Renewal or ☐ NEW
☒ Beer On Premise Consumption
☐ Retail Beer Off Premise Consumption
☒ Wine On Premise Consumption
☐ Retail Wine Off Premise Consumption
☐ Liquor by the Drink – On Premise Consumption
☒ Fire Inspection
☒ Floor Plan

FEES PAID \$400.00

Recommendation: **Approve**

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **June 7, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **COVID-19 UPDATE:** Please see City Website www.staridaho.org for **Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Stardale Place Subdivision
Files #'s AZ-22-02 Annexation-Zoning
RZ-21-04 Rezone
DA-22-02 Development Agreement
PP-22-03 Preliminary Plat

Applicant/Owner: Bruce Hessing/Piedmont Project, LLC, 2338 W. Boulder Bar Dr., Meridian, ID 83646

Action: The Applicant is seeking approval of an Annexation and Zoning (R-7), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre.

Property Location: The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street. Ada County Parcel No's. R8108001065, R8108001125, R8108001183, R8108001185, R8108001240 and R8108001240.

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

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

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



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **June 7, 2022 – PUBLIC HEARING (Tabled from May 3, 2022)**

FILE(S) #: AZ-22-04 Annexation and Zoning
RZ-21-04 Rezone
DA-22-02 Development Agreement
PP-22-03 Preliminary Plat for Stardale Place Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner: Bruce Hessing Piedmont Project, LLC 2338 W. Boulder Bar Dr. Meridian, Idaho 83646	Representative: Antonio Conti Ackerman-Estvold 7661 W. Riverside Dr., Ste. 102 Garden City, Idaho 83714
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REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (R-7-DA), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street. Ada County Parcel No's. R8108001065, R8108001125, R8108001183, R8108001185, and R8108001240.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-4) and RUT (County)	Compact Residential	Single Family Residential
Proposed	(Residential) R-7-DA	Compact Residential	Single Family Residential
North of site	Residential (R-3)	Neighborhood Residential	Saddlebrook Subdivision
South of site	Residential (R-7)	Compact Residential	Proposed Addington Subdivision
East of site	Residential (R-4)	Central Business District	Single Family Residential
West of site	Residential (R-7)	Compact Residential	Endsley Court Subdivision

Existing Site Characteristics: The property is currently vacant with several outbuildings, an old home and mobile home.

Irrigation/Drainage District(s): Middleton Irrigation Assn. Inc.
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not currently located in a Flood Hazard Area.
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 1, 2022
Neighborhood Meeting Held	May 17, 2022
Application Submitted & Fees Paid	March 1, 2022
Application Accepted	March 24, 2022
Residents within 300' Notified	April 13, 2022
Agencies Notified	March 24, 2022
Legal Notice Published	May 3, 2022
Property Posted	April 21, 2022

HISTORY

Three of the parcels involved in this application were originally annexed into the City with an R-4 zone. Staff does not have documents of that annexation.

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.

<u>ZONING DISTRICT USES</u>	A	R-R	R	Section 7, Item A.
Accessory structure	A	A	A	
Dwelling:				
Multi-family 1	N	N	C	
Secondary 1	A	A	A	
Single-family attached	N	N	C	
Single-family detached	P	P	P	
Two-family duplex	N	N	P	

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-6 to R-11 Detached Housing	35 feet	15 ft to living area, 20 ft to garage, 10 ft if alley load	15 ft, 4 ft if alley load	3 feet	20 feet

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

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:

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multifamily. Densities range from 5.01 units per acre to 10 units per acre.

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 Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be 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 (R-7), with a rezone application of Residential (R-4 to R-7) on 3.39 acres. This zoning district would allow for a maximum residential density of 10 dwelling unit per acre. The Comprehensive Plan Future Land Use Map indicates that these properties are within the Compact Residential designation. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District. The property will be accessed by a public road and all roads in the development will be public. The rezone request includes a development agreement that will address future density and development standards.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 26 single family residential lots and 3 common area lots on 3.39 acres with a proposed density of 7.67 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 3,434 square feet to 6,687 square feet with the average buildable lot being 3,979 square feet. The submitted preliminary plat is showing a local road 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 from N. Center Street. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 0.51 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path with connections to the north and south, enhancing community connectivity.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.
- Lighting

Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code.

Applicant has not provided a streetlight design/cut sheet for City approval. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.

- Street Names
Applicant has not provided documentation from Ada County that the street name is acceptable and have been approved. This will be required at final plat
- Subdivision Name
Applicant has provided a letter from Ada County that the 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 for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**
- Setbacks – **The applicant is not requesting any setback waivers.**
- Block lengths – All blocks meet the 750’ block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This documentation was included in the application packet.
- Phasing – The development is proposing to be built out in a single phase.

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;
- ITD Proportionate Share Fees;
- Emergency Access
- Future Development

AGENCY RESPONSES

DEQ	April 1, 2022
ACHD	April 18, 2022
Central District Health	April 6, 2022

PUBLIC RESPONSES

No public comments have been received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 7.67 dwelling unit per acre is within the range of 6-10 dwelling units per acre allowed in the Compact Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-7) zoning designation will provide.

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Stardale Place Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per buildable lot. These fees will be**

collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** 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 Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. 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.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. **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.**
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 plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
11. 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, including annexation into the District.
12. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names and they should be accurately reflected on the plat.**
13. 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, unless amended in the Development Agreement or CUP conditions.
14. 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.
15. All common areas shall be owned and maintained by the Homeowners Association.

- 16. 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.**
- 17. A sign application is required for any subdivision signs.
- 18. Owner/Developer will agree to install a 2” (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
- 19. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-02/RZ-21-04/DA-22-02/PP-22-03 for Stardale Place Subdivision on _____, 2022.

VICINITY MAP FOR
**STARDALE PLACE
SUBDIVISION**
A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY,
IDAHO.

JANUARY 2022 SCALE: 1" = 1000' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During
Reproduction Processes. Scales Shown Hereon are Based on a Full Scale
Sheet Size of 8.5" x 11".

Scale: 1" = 1000'

NO.	REVISIONS	BY	DATE

**ACKERMAN
ESTVOLD**

7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1"=1000'
SCALE (V): N/A
DRAWN BY: ALA
DESIGNED BY: ALA
CHECKED BY: AMC
DATE: 1/18/22

PROJECT NO. R21227	DRAWING NAME DRAWING NAME
1	OF 1

January 21, 2022

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

RE: Detailed Letter for Stardale Place Preliminary Plat

To whom it may concern,

Attached to this letter are application documents for a preliminary plat at 385 North Center Street, Star, Idaho. This application pertains to Stardale Place Subdivision, consisting of 5 parcels for a total of 3.39 acres. The parcels and corresponding owners are listed below.

<u>Parcel #</u>	<u>Owner</u>	
R8108001125	Fremantle Development, Inc.	784 S Clearwater Loop, Ste B, Post Falls, ID
R8108001065	Fremantle Development, Inc.	784 S Clearwater Loop, Ste B, Post Falls, ID
R8108001240	Frank Rowe	343 N Center Street, Star, ID
R8108001185	Frank Rowe	343 N Center Street, Star, ID
R8108001183	Frank Rowe	343 N Center Street, Star, ID

Parcel R8108001240 is an unincorporated county island property, approximately 0.75 acres, surrounded by incorporated City property. We propose to annex this parcel, so the entire site is within city limits.

The existing property contains one single family home in disrepair which has been vacant for years. There is also one manufactured home and one mobile home on the property that are both currently occupied. Additionally, there are various outbuildings, trailers, and vehicles on the property.

The property is currently zoned R4. The surrounding area is zoned R3 to the north, R4 to the west, and R7 to the east and south. This project proposes a change in zoning to R7, consistent with the comprehensive plan and in compliment to the existing surrounding uses.

This project proposes the development of the 3.39-acre lot into 26 single family residential lots and 4 common lots. The common lots are to be used for a public road, irrigation pumps, and open space. Water and sewer services will be provided by the Star Sewer and Water District. Future connections will be in accordance with all city codes. Access to Stardale Place Subdivision will be from N Center Street, east of the property. All extensions of existing public roads will be consistent with ACHD and City of Star standards, including streets, curbs, gutters, sidewalks, and streetlights.

A neighborhood meeting was held on March 17, 2021 at the Star Community River House Building. The development plan and site layout of the proposed subdivision were discussed at the meeting. A list of attendees is attached to this application.

Thank you in advance for your consideration and support. We look forward to working with the city staff.

Respectfully submitted,



Antonio M Conti, P.E., P.L.S.



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: *Applicant* ___ *Owner* ___ *Representative* X

Applicant Name: Bruce Hessing
Applicant Address: 2338 W Boulder Bar Dr., Meridian, ID Zip: 83646
Phone: 208.831.7111 Email: bruce.hesscom@aol.com

Owner Name: Piedmont Place, LLC
Owner Address: 2338 W Boulder Bar Dr., Meridian, ID Zip: 83646
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 W Riverside Drive, Ste. 102, Garden City, ID Zip: 83714
Phone: 208.853.6470 Email: Antonio.Conti@Ackerman-Estvold.com

Property Information:

Subdivision Name: Stardale Place
Site Location: 385 and 331 N Center Street, Star, ID
Approved Zoning Designation of Site: Residential
Parcel Number(s): R8108001240, R810800183, R8108001185, R8108001065, R8108001125

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-4	Compact Residential	SFR
Proposed	R-7	Compact Residential	Single Family Detached
North of site	R-3	Neighborhood Residential	Single Family Detached
South of site	R-7	CBD	Vacant R-7/Commercial
East of site	R-4	CBD	Single Family Detached
West of site	R-7	Compact Residential	Single Family Detached

SITE DATA:

Total Acreage of Site - 3.39 Acres
 Breakdown of Acreage of Land in Contiguous Ownership - 2.38 Acres
 Total Acreage of Site in Special Flood Hazard Area - 0.0 Acres
 Dwelling Units per Gross Acre - 7.67 Dwellings per Acre
 Minimum Lot Size - 2380 SF
 Minimum Lot Width - 20.2 Feet

Total Number of Lots - 29
 Residential - 26
 Commercial - 0
 Industrial - 0
 Common - 3

Total Number of Units - 26
 Single-family - 26
 Duplex - 0
 Multi-family - 0

Percent of Site and Total Acreage of Common Area - 15.0 % / 0.51 acres
 Percent of Common Space to be used for drainage - 0.0%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - Grass

 Proposed Dedicated Lots & Acreage (school, parks, etc): NA, 0 Acres

Public Streets - 36' Private Streets - None proposed
 Describe Pedestrian Walkways (location, width, material) - Detached concrete sidewalk on both sides of roadway, 5' wide
 Describe Bike Paths (location, width, material) - NA

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0.0 Acres

- 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): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
 Base Flood Elevation(s): AE2465.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District

Irrigation Water- Middleton Irrigation Association Inc.

Sanitary Sewer- Star Sewer and Water District

Fire Protection - Star Fire Protection District

Schools - Meridian School District

Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Historical Assets - No

Riparian Vegetation - No

Stream/Creek - No

Unique Animal Life - No

Floodplain - No

Fish Habitat - No

Mature Trees - No

Steep Slopes - No

Unstable Soils - No

Unique Plant Life - No

Application Requirements:

*(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)*

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Preliminary Plat Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative explaining the project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and pdf version with engineer's seal)	
✓	Recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Phasing plan shall be included in the application if the project is to be phased.	

✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
N/A	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
✓	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <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)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

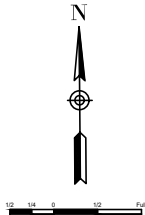
Date

PRELIMINARY PLAT FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

JANUARY 2022 SCALE: 1" = 30' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 11" x 17".

Scale: 1" = 30'

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- - - EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (70.20%)	2.38 ACRES
RIGHT-OF-WAY (14.75%)	0.50 ACRES
COMMON AREA (15.05%)	0.51 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	26
OPEN SPACE/Common Lots	3
PUBLIC ROAD	1
TOTAL LOTS	30
GROSS RESIDENTIAL DENSITY	7.67 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.92 DU/ACRE

AMENITIES

1. WALKING PATHWAYS

NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 08/19/2020
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 27, 28, AND 29 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOT 27 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
POST FALLS, ID 83854

DEVELOPER

BRUCE HESSING
2338 W BOULDER BAR DR
MERIDIAN, ID 83646

ENGINEER

ANTONIO CONTI
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714

Section 7, Item A.



7661 West Riverside Drive, Ste. 102 · Garden City,
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STARDALE PLACE SUBDIVISION
385 AND 331 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ

CHECKED BY: AMC

DATE: 01/17/2022

REVISIONS

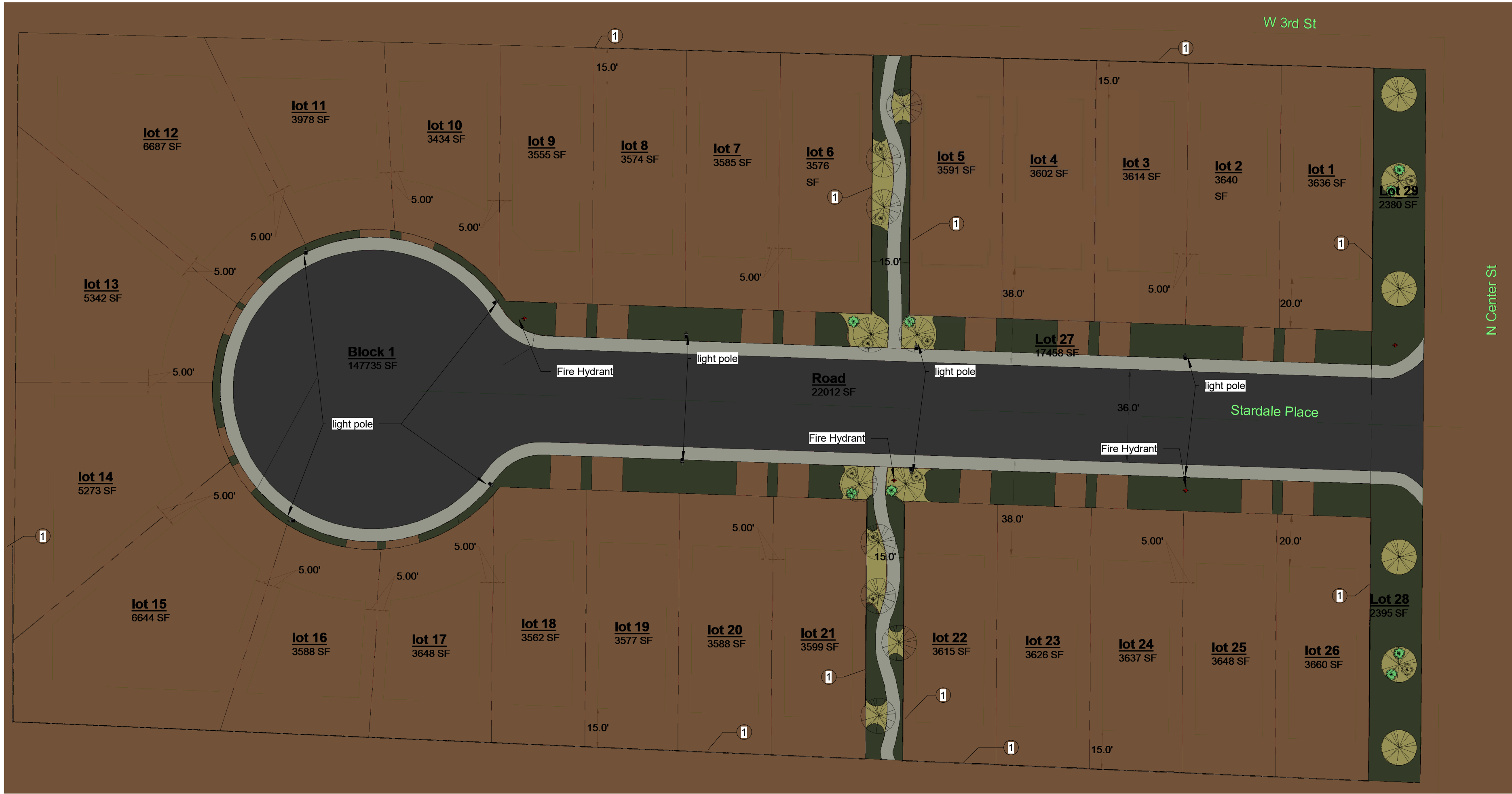
#	DATE
1	01/17/2022
2	01/17/2022
3	01/17/2022

Project No.
R21077

PRELIMINARY
LAYOUT

1.0

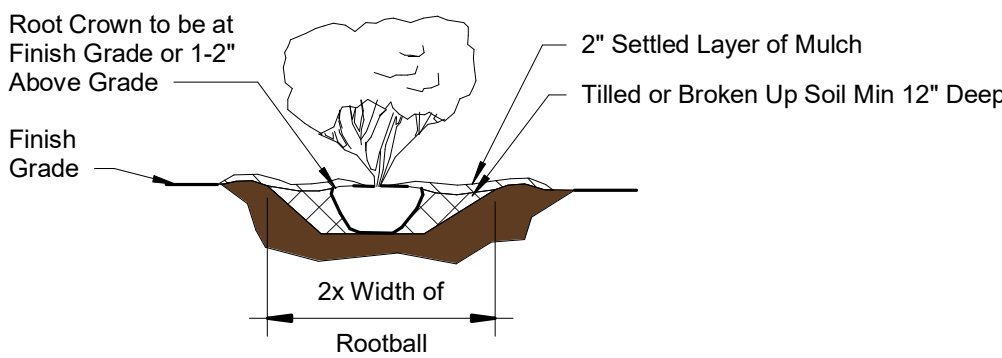
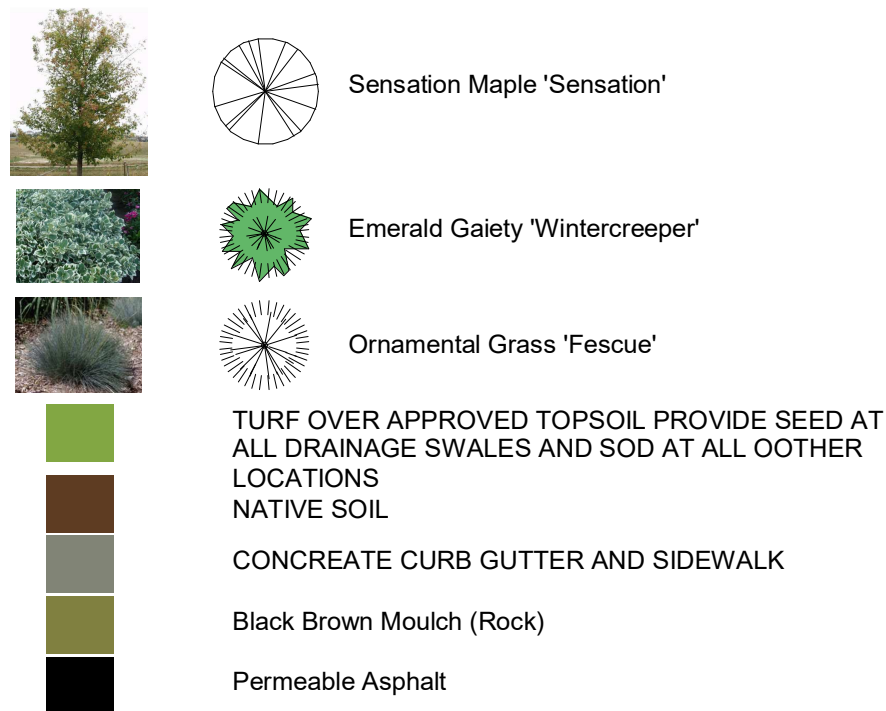




1 Land Landscape plan
1" = 30'-0"



Planting Ledger



NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

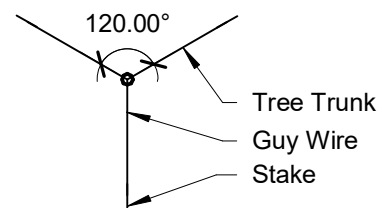
- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
- BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

3 Shrub Planting
1/8" = 1'-0"

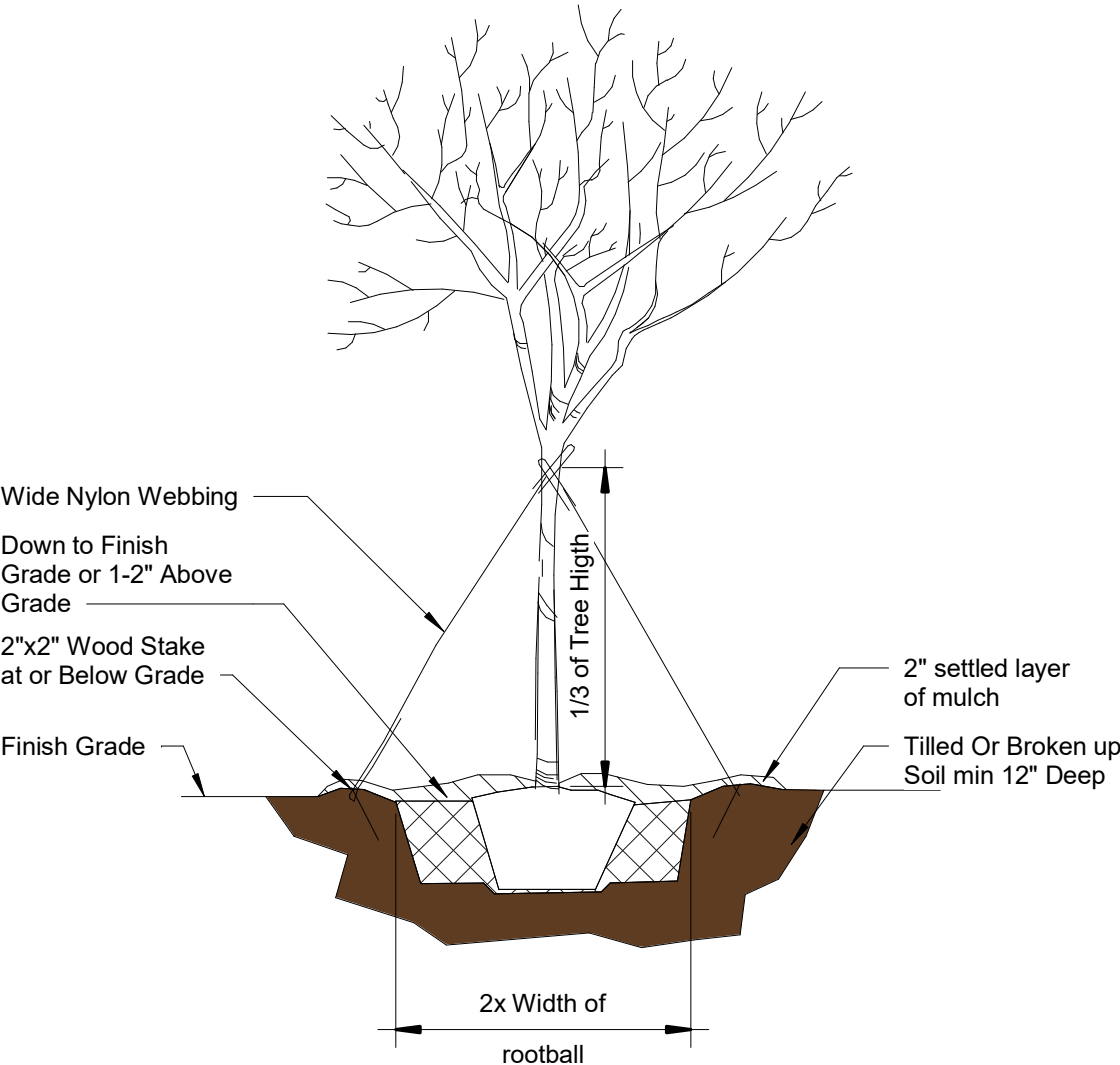
Street Lighting

- All street light construction shall be done in accordance with the current version of the ISPWC, the Meridian Supplemental Specifications to the ISPWC, and the National Electric Code.
- A street lighting electrical permit shall be opened prior to starting work. Use the online Citizen portal at [HTTP://citizenportal.meridiancity.org/CitizenAccess/](http://citizenportal.meridiancity.org/CitizenAccess/) to open a permit and request inspections.
- Installation will require inspections for the concrete bases and below ground wiring.
- Street light bases shall be located 10' minimum from tree, 5' minimum from fire hydrants and 2' minimums from water meters.
- Keep accurate asbuilts of all conduit, Junction boxes, and submit an electronic copy of the red line as-built with the approved permit to the city of Meridian at completion of project.
- Coordinat with the City transportation and Utility Coordinator @ (208) 898-5500 for questions regarding Utility conflicts, or access locked meter pedestals.

4 LIGHTING NOTE
1" = 1'-0"



Plan View



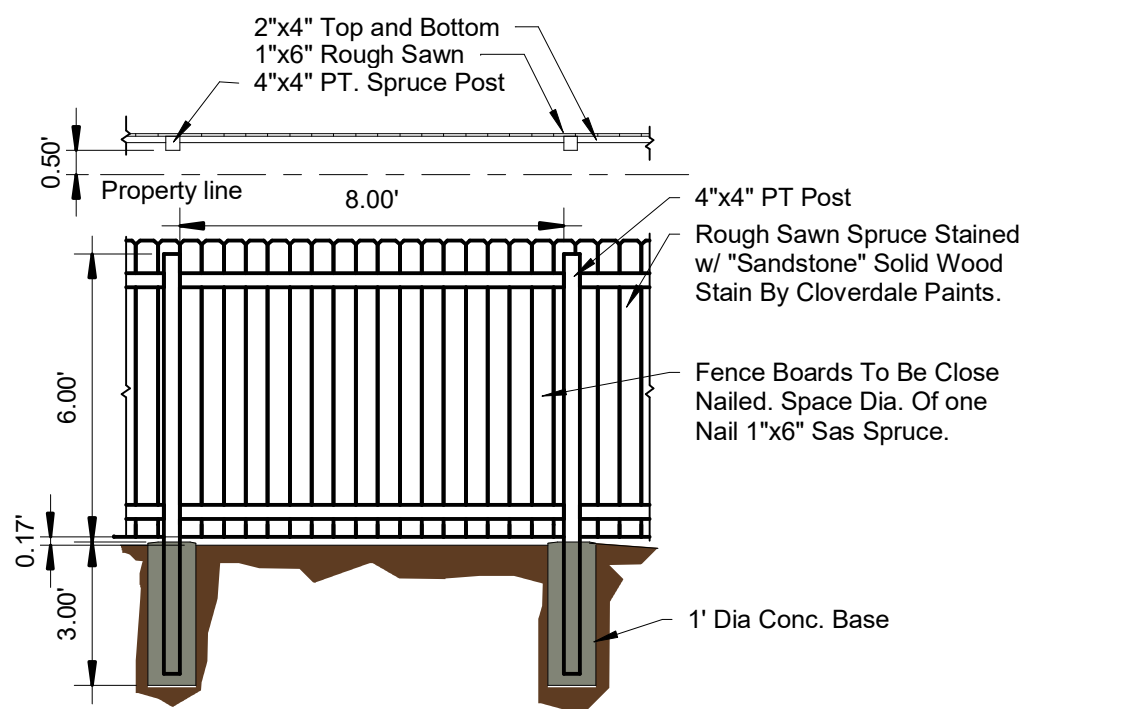
6 2" and larger tree detail
1/4" = 1'-0"

Keynote Legend

Tag	Keynote Text
1	6'-0" Ceeder fencing, see detail 5/L1

NOTES: TREE PLANTING (>2" CAL.)

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



- Note:
- All wood to be stained with "Sandstone" solid wood stain both sides prior to installation.
 - All hardware to be galvanized.
 - All stain to be applied to manufacturer's specifications.
 - Nail to be 3 1/2" coated for stringers to posts and 2" ardox for boards.
 - All planed materials #2 and better.

5 Fence Detail
1/4" = 1'-0"



1710 E. Summerridge
Meridian Idaho 83646
O:208-895-0437
Plabs17@gmail.com

Hesscomm Corp.

2338 w. Boulder Bar Drive
Meridian, Idaho 83646
ph. 208-789-4064

No.	Description	Date

Hesscomm Corp.

Stardale Sub Landscape Plan

331 N Center St

Project number	BH-21-02
Date	8-3-21
Drawn by	Author
Checked by	Checker

L1

Scale	As indicated
-------	--------------

Return to:

Conditional/Accessory Use #

Preliminary / Final / Short Plat PP-22-03

Development Name/Section Stardale Place

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

- ☐ 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:

Date:



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 FD-22-041Development Name/Section American Star 4

- ☐ 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: RowlandDate: 4/6/2022



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-22-07Development Name/Section Torchlight Heights

- ☐ 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: RoubaufDate: 4/8/2022



Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

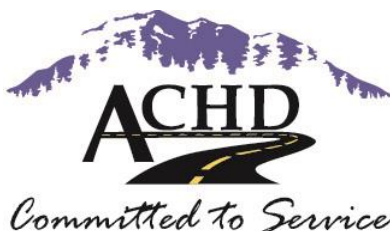
Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-22-06Development Name/Section Welton Estates

- ☐ 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: RowleyDate: 4/6/2022



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

April 18th, 2022

To: Bruce Hessing
 2338 W Boulder Bar Drive
 Meridian, ID 83646

Subject: SPP22-0005/ AZ-22-02/ RZ-22-04/ DA-22-02/ PP-22-03
 385 N Center Street
 Stardale Place

The applicant is requesting annexation and rezone of 3.39 acres into the City of Star with R-7 zoning. The applicant is also requesting preliminary plat approval for 26 residential lots and 3 common lots.

A. Findings of Fact

1. Center Street

a. **Existing Conditions:** Center is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter, or sidewalk abutting the site. There is 51-feet of right-of-way for Center Street (26-feet from centerline).

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- c. **Applicant's Proposal:** The applicant has not proposed any improvements to Center Street abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to construct Center Street as ½ of a 36-foot street section with curb, gutter, and 5-foot wide concrete sidewalk.

For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. The sidewalk should be wholly located in the right-of-way or wholly located within an easement.

If street trees are desired, an 8-foot wide planter strip is required.

2. 3rd Street

- a. **Existing Conditions:** 3rd Street is improved with 2-travel lanes, curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site. There is 50-feet of right-of-way for 3rd Street (25-feet from centerline).

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net

densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant has not proposed any improvements to 3rd Street abutting the site.
- d. **Staff Comments/Recommendations:** 3rd Street abutting the site is fully improved, therefore no additional street improvements or right-of-way dedication is required with this development.

Consistent with the District's Minor Improvements Policy, the applicant should be required to replace any broken or deteriorated segments of curb, gutter, or sidewalk on 3rd Street abutting the site.

3. Internal Local Street

- a. **Existing Conditions:** There are no roadways within the site.

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kur the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance

considerations and the written approval of the agency providing emergency service for the area where the development is located.

- c. **Applicant's Proposal:** The applicant has proposed to construct a 36-foot wide local public road to serve the site. The road is proposed to be located 150-feet south of 3rd Street and to terminate in a cul-de-sac turnaround.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. The cul-de-sac turnaround should be constructed with a minimum radius of 50-feet.

Although the applicant's proposal meets District policy, the applicant may consider constructing the internal road as a private street, as there are no stub streets to provide connectivity to the site, and the surrounding parcels are built-out and are accessed by a mix of public and private streets. If a private street is approved by the City of Star, then street name and stop signs are should be required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

4. Private Roads

- e. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
 - Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- f. **Staff Comments/Recommendations:** If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

B. Site Specific Conditions of Approval

1. Improve Center Street as ½ of a 36-foot street section with curb, gutter, and 5-foot wide concrete sidewalk. Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way. If street trees are desired, an 8-foot wide planer strip is required.
2. Relace any broken or deteriorated segments of curb, gutter, or sidewalk on 3rd Street abutting the site consistent with the District’s Minor Improvements policy.
3. Construct one 36-foot wide local street to intersect Center Street located 150-feet south of 3rd Street, as proposed. Construct the roadway as a 36-foot wide local street with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way. Construct a cul-de-sac turnaround with a minimum radius of 50-feet at the terminus of the roadway.

OR

4. Construct a 20 to 24-foot wide private road to intersect Center Street located 150-feet south of 3rd Steet. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 245 vehicle trips per day and 26 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Center Street	275-feet	Local	26	N/A
3 rd Street	130-feet	Local	62	N/A

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD’s most current traffic counts*

- The average daily traffic count for Center Street north of 1st Street was 590 on 06/27/18.
- The average daily traffic count for 3rd Street west of Evelyn Way was 1,350 on 11/18/21.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6132.

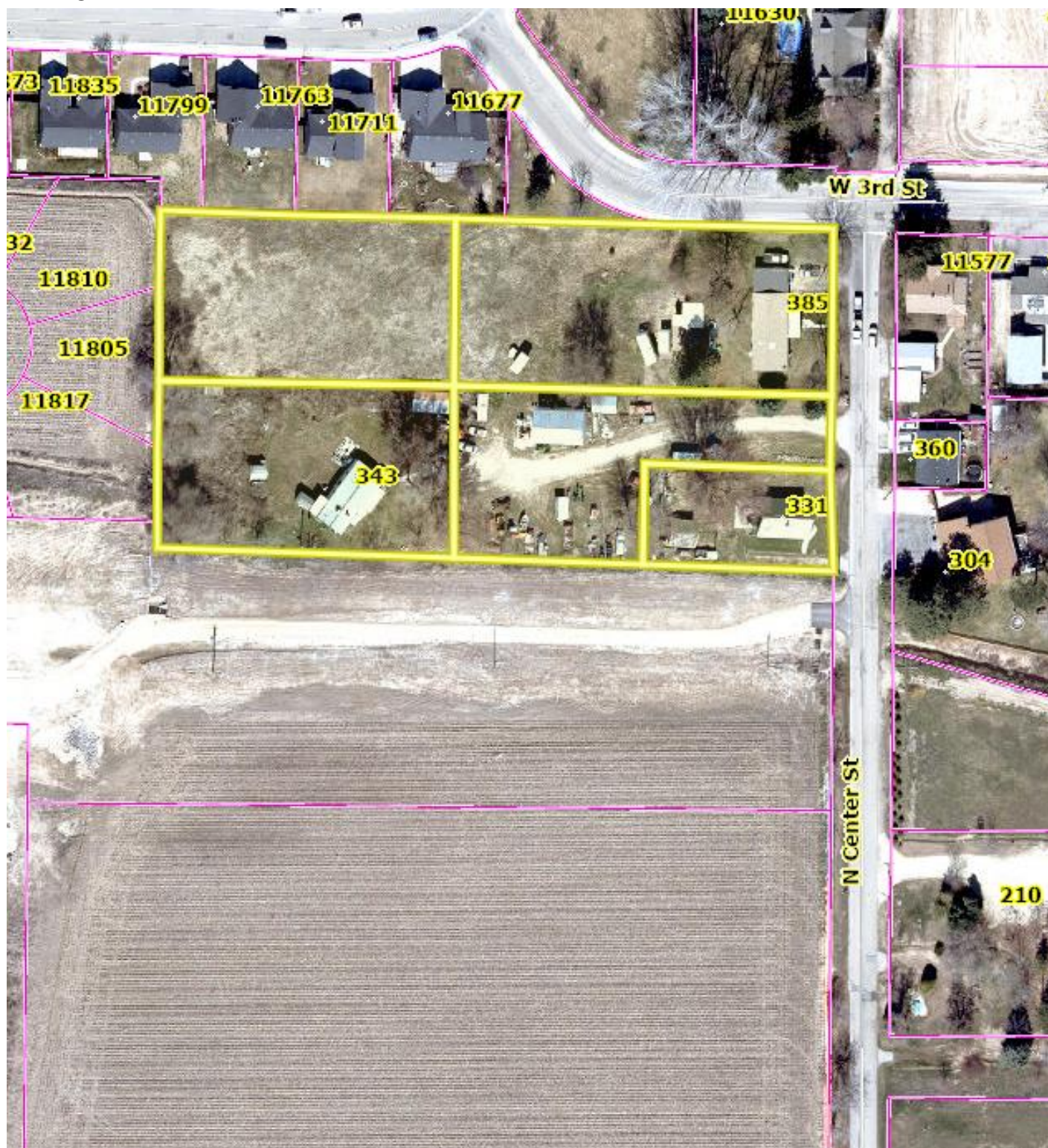
Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Bruner". The signature is fluid and cursive, with the first name "Kelly" and last name "Bruner" clearly distinguishable.

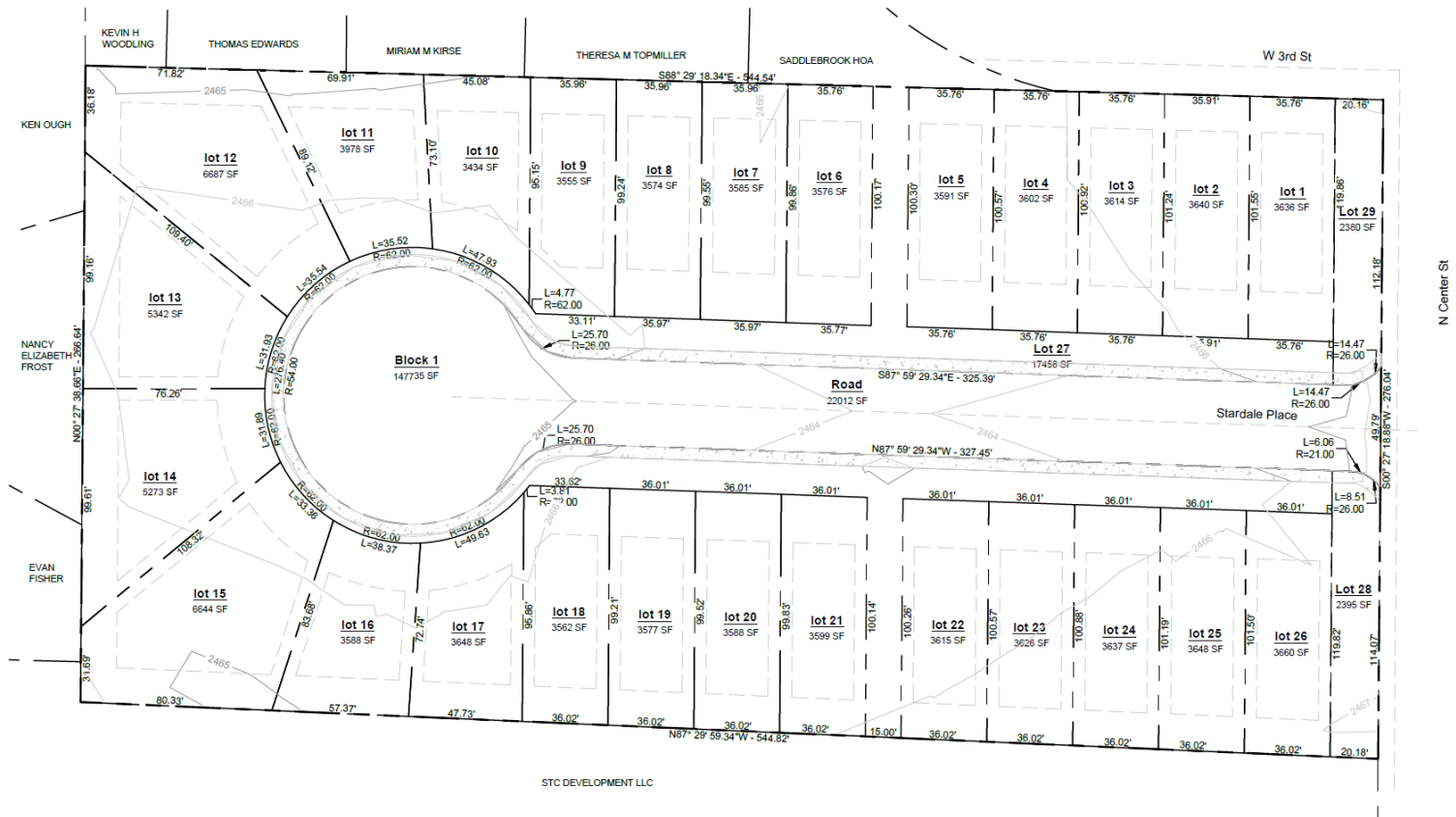
Kelly Bruner
Planner
Development Services

cc: City of Star (Shawn Nickel, via email)
Antonio Conti, via email

VICINITY MAP



SITE PLAN



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPMC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

Section 7, Item A.

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

Brad Little, Governor
Jess Byrne, Director

April 1, 2022

By e-mail: snickel@staridaho.org

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

Subject: Stardale Place Subdivision, AZ-22-02/RZ-21-04/DA-22-02/PP-22-03

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

April 1, 2022

Page 5

- 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
DEQ-Boise Regional Office

EDMS#: 2022AEK66



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

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

MEETING DATE: **June 21, 2022 PUBLIC HEARING – Tabled from June 7, 2022**

FILE(S) #: AZ-22-04 Annexation and Zoning
RZ-21-04 Rezone
DA-22-02 Development Agreement
PP-22-03 Preliminary Plat for Stardale Place Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:

Bruce Hessing
Piedmont Project, LLC
2338 W. Boulder Bar Dr.
Meridian, Idaho 83646

Representative:

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Dr., Ste. 102
Garden City, Idaho 83714

REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (R-7-DA), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre.

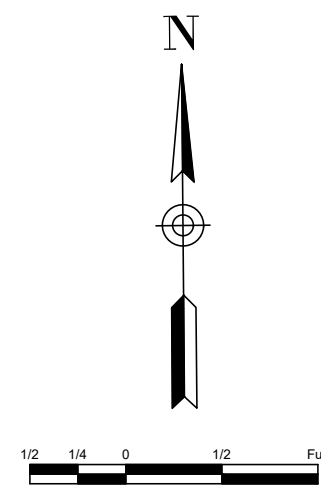
UPDATE

The Council tabled this application from their June 7, 2022 public hearing and requested that applicant to revise the preliminary plat application to lower the density, remove lots on the north and align lot lines to existing subdivision, and remove a southern lot to create larger open space. Council also requested the removal of the northern pathway. The applicant has resubmitted a revised preliminary plat and landscape plan showing the removal of 3 lots, with a reduced density of 6.78 dwelling units per acre, and an updated landscape plan with open space and pathway.

PRELIMINARY PLAT FOR
STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 7, T.4N., R. 1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	23
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	27
GROSS RESIDENTIAL DENSITY	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 DU/ACRE

AMENITIES

1. WALKING PATHWAYS
2. GAZEBO
3. BENCHES

NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

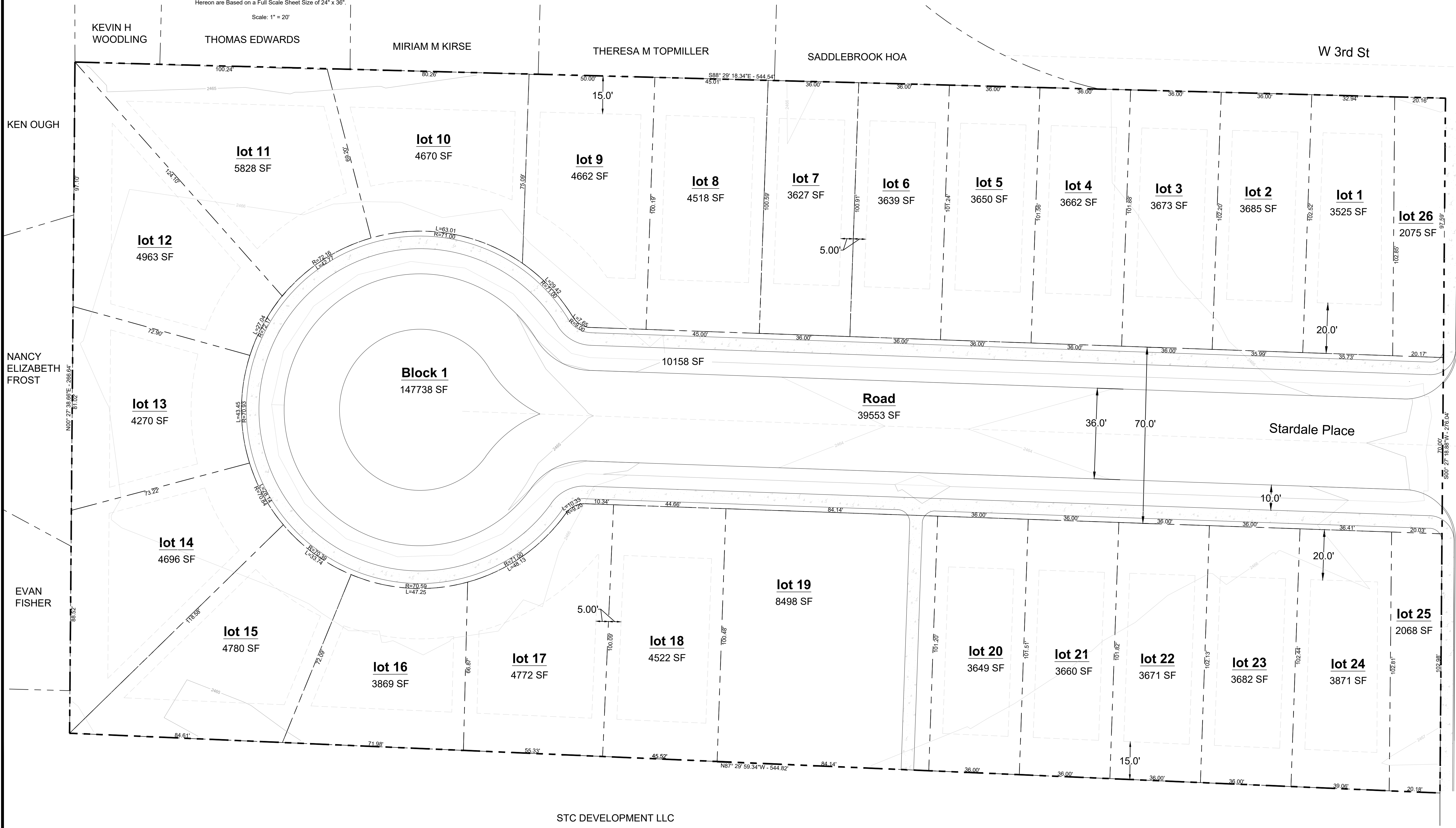
FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
POST FALLS, ID 83854

DEVELOPER

BRUCE HESSING
2338 W BOULDER BAR DR
MERIDIAN, ID 83646

ENGINEER/SURVEYOR

ANTONIO CONTI PE, PLS
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714



STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 06/13/2022

REVISIONS

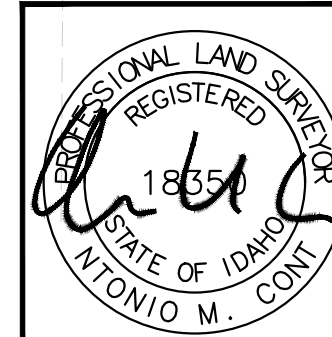
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Project No.
R21227

PRELIMINARY
PLAT

1.0

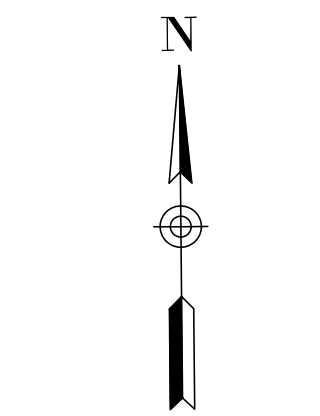
MARY ANNE
KENDALL



STC DEVELOPMENT LLC



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



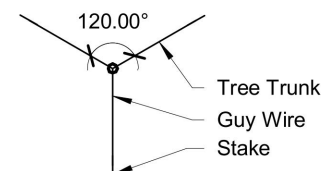
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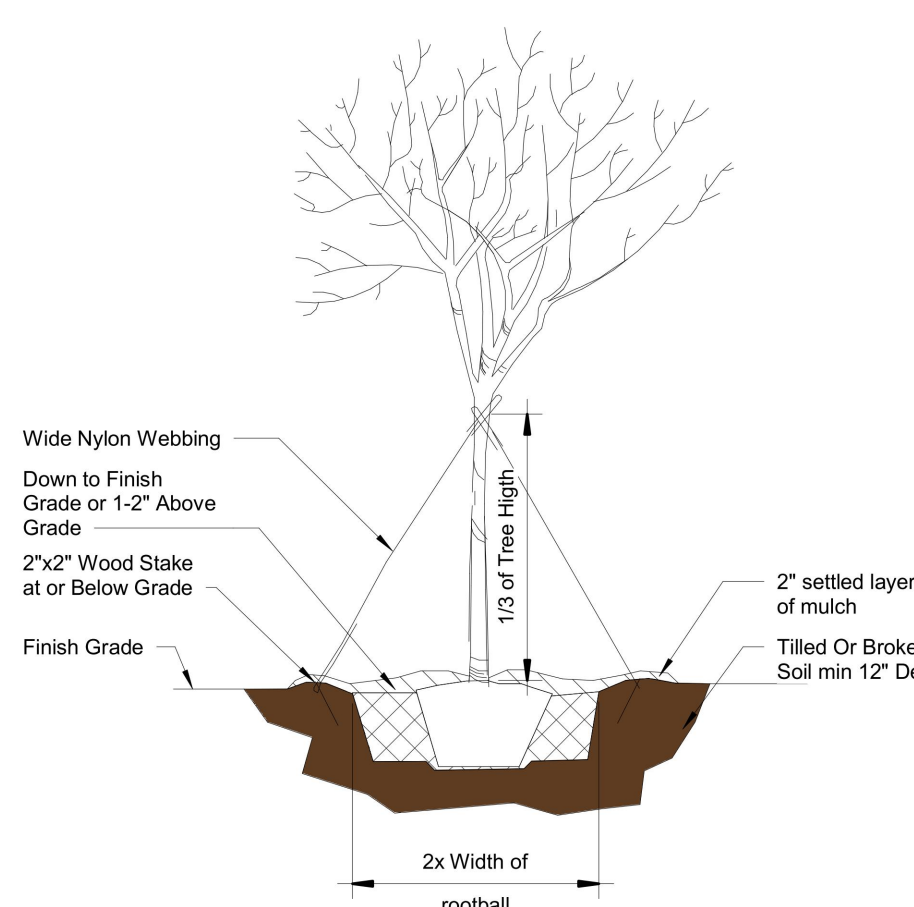
Scale: 1" = 20'

STREET LIGHTING

1. ALL STREET LIGHT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ISPPWC, THE STAR SUPPLEMENTAL SPECIFICATIONS TO THE ISPPWC, AND THE NATIONAL ELECTRIC CODE.
2. A STREET LIGHTING ELECTRICAL PERMIT SHALL BE OPENED PRIOR TO STARTING WORK.
3. INSTALLATION WILL REQUIRE INSPECTIONS FOR THE CONCRETE BASES AND BELOW GROUND WIRING.
4. STREET LIGHT BASES SHALL BE LOCATED 10' MINIMUM FROM TREES, 5' MINIMUM FROM FIRE HYDRANTS, AND 2' MINIMUM FROM WATER METERS.
5. KEEP ACCURATE AS-BUILTS OF ALL CONDUIT, JUNCTION BOXES, AND SUBMIT AN ELECTRONIC COPY OF THE RED LINE AS-BUILT WITH THE APPROVED PERMIT TO THE CITY OF STAR AT THE COMPLETION OF THE PROJECT.
6. COORDINATE WITH THE CITY TRANSPORTATION AND UTILITY COORDINATOR FOR QUESTIONS REGARDING UTILITY CONFLICTS, OR ACCESS LOCKED METER PEDESTALS.



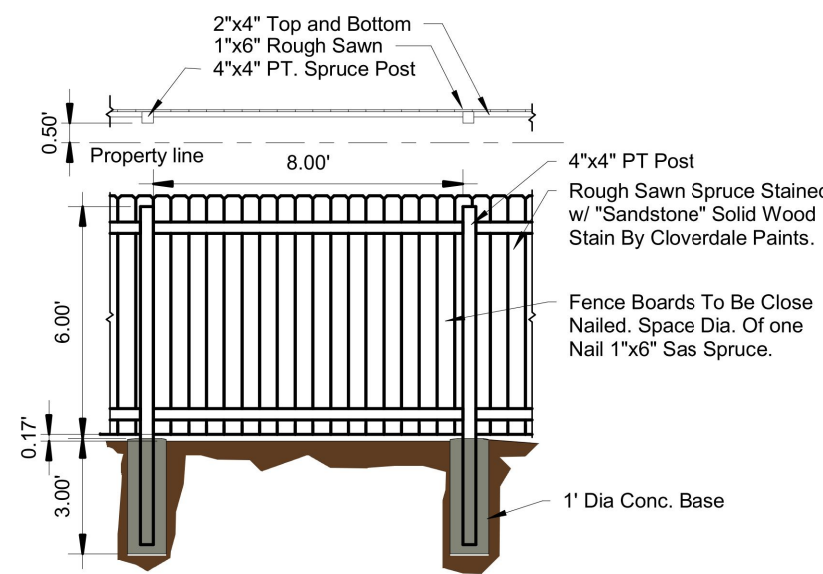
Plan View



6. 2" and larger tree detail
1/4" = 1'-0"

NOTES: TREE PLANTING (>2" CAL.)

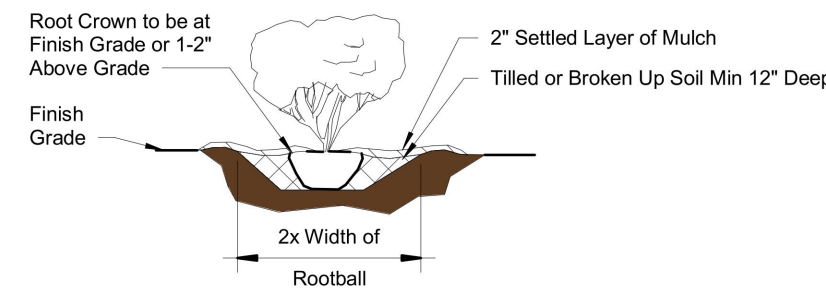
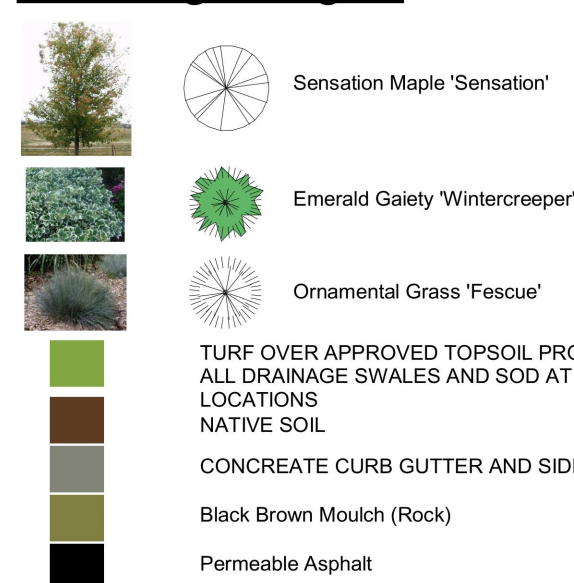
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL. A MINIMUM OF 16 INCHES. SPACE STAKE EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



- Note:
1. All wood to be stained with "Sandstone" solid wood stain both sides prior to installation.
 2. All hardware to be galvanized.
 3. All stain to be applied to manufacturer's specifications.
 5. Nail to be 3 1/2" coated for stringers to posts and 2" ardux for boards.
 7. All planed materials #2 and better.

5. Fence Detail
1/4" = 1'-0"

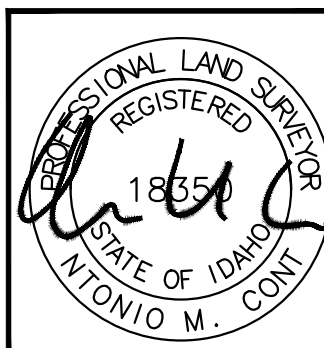
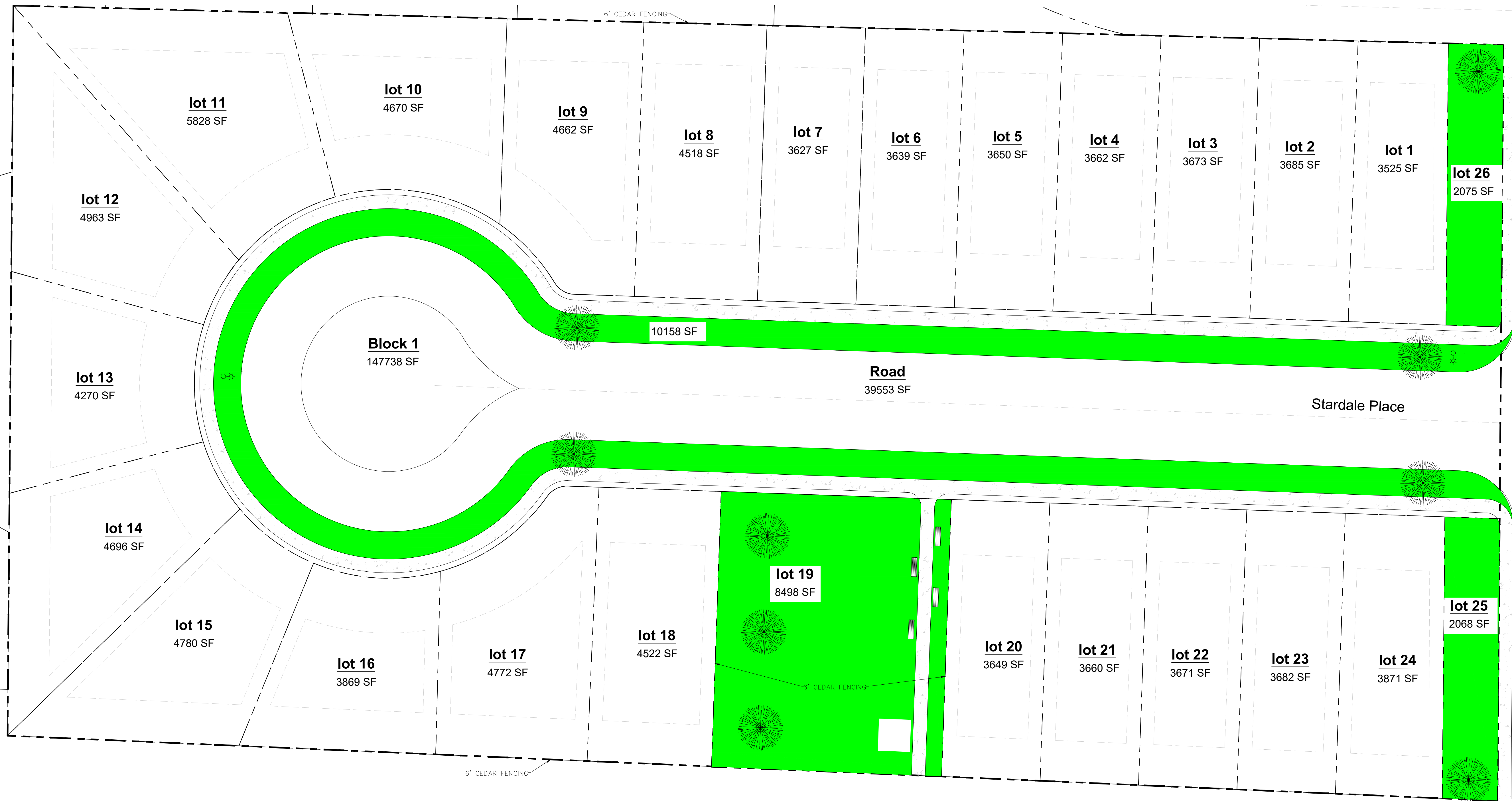
Planting Ledger



NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2x THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

3. Shrub Planting
1/8" = 1'-0"



STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 06/13/2022

REVISIONS	
#	DATE
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Project No.
R21227

LANDSCAPING
PLAN

1.0



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on June 21, 2022 at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: 10206 W. State Street Development Agreement Modification
Files #'s DA-20-16

Owner: Evan McLaughlin, 10206 W. State Street, LLC, 2001 N. 20th Street, Boise, ID 83702

Representative: Jeff Likes, ALC Architecture, 1119 E. State Street Suite 120, Eagle, ID 83616

Action: The Applicant is requesting to modify the existing Development Agreement for the property located at 10206 W. State Street. The applicant seeks to increase the height of the proposed commercial buildings along State Street to a maximum of 45 feet and requests a waiver for a reduction of the required parking spaces for the commercial uses. The consists of 4.76 acres.

Property Location: The subject property is generally located on the north side of W. State Street, east of N. Taurus Way in Star, Idaho. Ada County Parcel No. S0408438600.

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 noon, the day before 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



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: **June 21, 2022 – PUBLIC HEARING**

FILE(S) #: DA-20-16-MOD Development Agreement Modification
Whitener 10206 W. State Street

OWNER/APPLICANT/REPRESENTATIVE

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

Applicant/Representative:
Jeff Likes
ALC Architecture
1119 E. State Street Suite 120
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting to review the modified Development Agreement with Council that was acted upon by them on April 19, 2022. Specifically, the applicant would like to discuss the parking conditions that were placed on the development by Council requiring shared parking with adjacent properties.

Property Location: The subject property is at 10206 W. State Street and is generally located on the north side of W. State Street, east of N. Taurus Way in Star, Idaho. Ada County Parcel No. S0408438600.

**FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT
AGREEMENT
WHITENER REZONE- PLANNED UNIT DEVELOPMENT**

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

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

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

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

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

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

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

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

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

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

- Commercial Uses – Current CBD Zoning Standards
- Minimum Residential Lot Frontage: 30 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet for garage; 10’ Living Area
- Rear Setbacks: 20 feet or 5’ maximum for alley loaded garages;
- Interior Setbacks: 5’ side for detached, 0’ feet (for zero-lot lines)
- Local Street Side Setbacks: 20 feet
- Maximum Building Height: **45-feet maximum for commercial structures.**
- **Parking is approved for 3-commercial buildings with 118 total parking spaces until a time that a shared parking agreement is obtained from properties to the east and/or west with a minimum of 20 additional spaces, at which time the forth building can be built and the parking requirements may be reduced.**
- **The applicant shall use the Architectural Design Guidelines for all commercial structures in this development.**

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

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

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

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

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

[end of text; signatures and exhibits follow]

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

Dated this ____ day _____, 2022.

CITY OF STAR

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

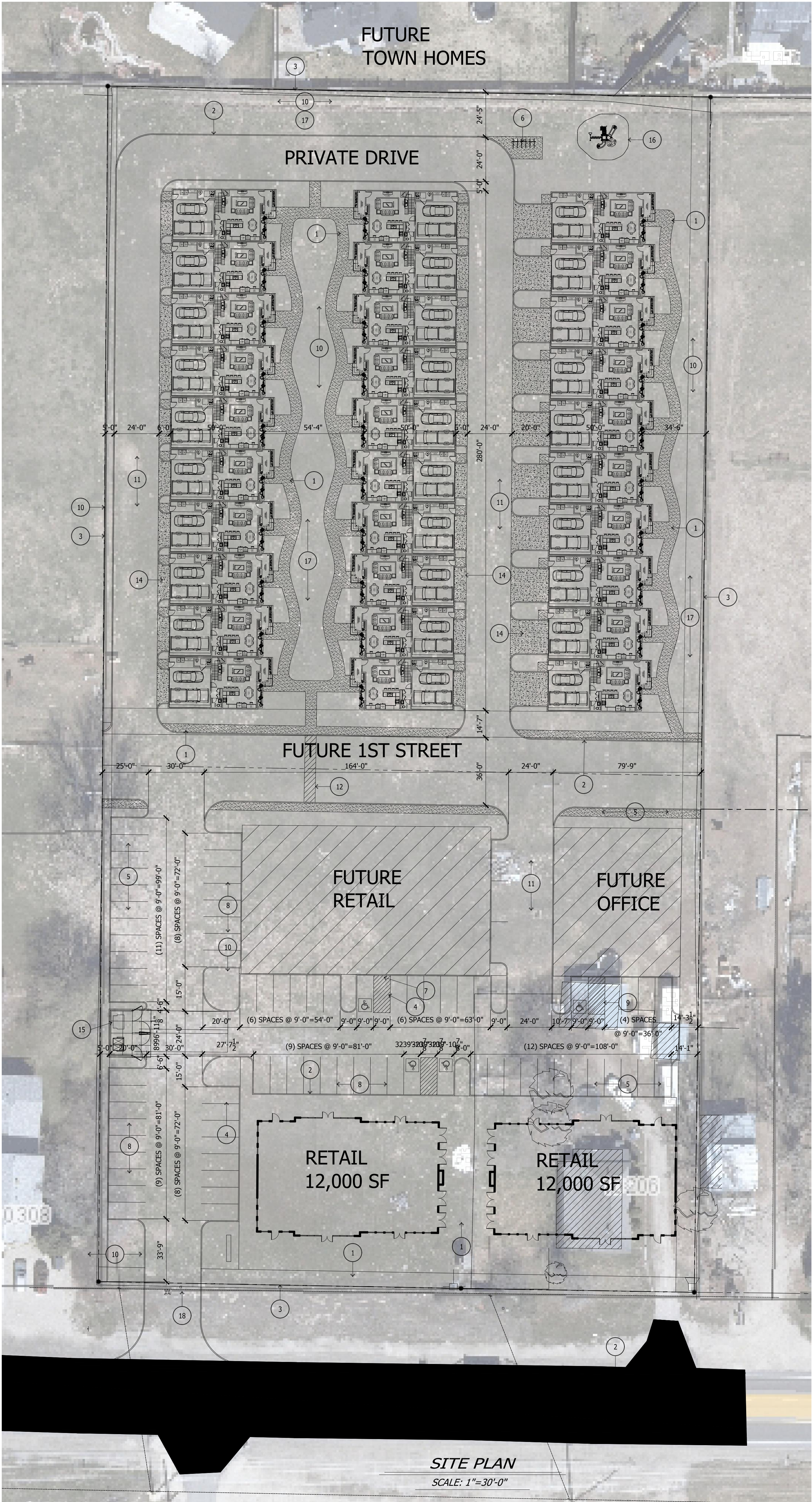
 10206 West State Street LLC
 Evan McLaughlin, Member

STATE OF IDAHO)
) ss.
 County of Ada)

On this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the persons who subscribed their name to the foregoing instrument, and acknowledged to me that they executed the same.

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

 Notary Public for Idaho
 Residing at: _____
 My Commission Expires: _____



SITE DATA

ADDRESS:
10206 W STATE ST

APN:
R0408438600

JURISDICTION:
CITY OF STAR

ZONE:
CBDPUD/DA

LOT AREA:
4.760 ACRES (207,345 S.F.)

BUILDING SIZE:
RETAIL: 22,700 S.F.
RESIDENTIAL: 77,250 S.F.

SITE PERCENTAGE FOR EACH USE:
RETAIL: 98,170 SF (47%)
RESIDENTIAL: 109,500 SF (53%)

RETAIL PARKING PROVIDED:
STANDARD SPACES: 73
HANDICAP SPACES: 4
TOTAL SPACES: 77

RESIDENTIAL PARKING PROVIDED:
GARAGE SPACES: 60

RESIDENTIAL BUILDING SIZE:
MAIN LEVEL LIVING: 722 SF
SECOND LEVEL LIVING: 1,209 SF
TOTAL LIVING: 1,931 SF

GARAGE 644 SF

BICYCLE PARKING:
9 SPACES RACK

KEYNOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH. SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W. SYMBOL, RAMP AND SIGN
5. TYPICAL STANDARD PARKING SPACE, 9'-0" X 20'-0"
6. BICYCLE RACK.
7. PEDESTRIAN RAMP, 1:12 SLOPE W. SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPING WITH (2) COATAS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. ADA ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.
10. LANDSCAPE. SEE LANDSCAPE PLANS.
11. ASPHALT PAVING.
12. CROSS WALK
13. GUEST PARKING
14. CONCRETE DRIVEWAY
15. TRASH ENCLOSURE
16. TOT LOT- PLAYGROUND
17. LARGE OPEN SPACE- AMENITY
18. PROPOSED FULL ACCESS

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City council will hold a Public Hearing on June 21, 2022 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 for Virtual Public Hearing Instructions.

Application: Unified Development Code Text Amendment

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; AND ESTABLISHMENT OF DESIGN REVIEW AND DEVELOPMENT STANDARDS; ESTABLISHMENT OF A HORIZONTAL APARTMENT/BUILD TO RENT ORDINANCE; ESTABLISHMENT OF AN AREA OF CITY IMPACT ORDINANCE.

Information/Comments: A complete copy of the Ordinance is 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 2:00 pm on June 20th, 2022.

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

ORDINANCE NO. 370-2022

(REPEALING AND ADOPTING THE UNIFIED DEVELOPMENT CODE AS AMENDED)

AN ORDINANCE OF THE CITY OF STAR, IDAHO REPEALING THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 310; AND ADOPTING THE UNIFIED DEVELOPEMENT CODE FOR THE CITY OF STAR, IDAHO; PROVIDING FOR ADMINISTRATION, NONCONFORMING PROPERTY, USE OR STRUCTURE, ZONING DISTRICT STANDARDS, ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS AND DESIGN AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Star, Idaho, following notice and hearing as provided by law, duly adopted the Unified Development Code Ordinance No. 310 on May 19, 2020, shall hereby be repealed and that the attached Unified Development Code for the City of Star be adopted; and

WHEREAS, the Mayor and Council held a duly noticed public hearing on June 21, 2022, at which the City considered a new Unified Development Code for the City of Star; and

WHEREAS, pursuant to Chapter 65, Title 67, Idaho Code, the City of Star has the authority to adopt, establish and amend the Zoning and Subdivision Ordinances; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, IDAHO as follows:

SECTION 1: Repeals the Unified Development Code, Ordinance 310.

SECTION 2: Enacts the Unified Development Code of the City of Star (attached) which contains eight (8) chapters summarized as follows:

Chapter 1 – Administration, covering Application Processing, Application Criteria, Surety Agreements, Implementation Provisions, and Definitions

Chapter 2 – Nonconforming Property, Use or Structure, covering property that does not fall within the guidelines of the newly adopted Unified Development Code and providing an effective date

Chapter 3 – Zoning District Standards, covering zoning descriptions and permitted uses in specific districts and development standards within districts,

Chapter 4 – Additional Regulations Applicable to all Districts, covering Performance Standards, Off-Street Parking and Loading Requirements, Temporary Use Requirements, Private Street Requirements and Common Open Space and Site Amenity Requirements

Chapter 5 – Specific Use Standards, requiring enhanced requirements for Specific Uses

Chapter 6 – Subdivision Regulations, covering General Provisions, Subdivision Process and Subdivision Design and Improvements

Chapter 7 – Planned Unit Developments, providing opportunities for exemplary site Development

Chapter 8 – Design and Development Standards, covering Sign Standards and General Provisions for all signs in the City of Star

SECTION 3: Designates the Star City land use map on file with the Star City Clerk as the Official Zoning Map of the City of Star.

SECTION 4: This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction the remaining provisions shall continue in full force and effect and shall be rad to carry out the purpose(s) of the ordinance before the declaration of partial invalid.

SECTION 4: 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, may be published.

DATED this _____ day of _____, 2022.

CITY OF STAR, IDAHO
Ada and Canyon Counties

ATTEST:

Trevor Chadwick, Mayor

Jacob M. Qualls, City Clerk



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

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

MEETING DATE: **June 21, 2022 PUBLIC HEARING**

RE: Unified Development Code Text Amendment

APPLICANT

City of Star

REQUEST-PUBLIC NOTICE

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; AND ESTABLISHMENT OF DESIGN REVIEW AND DEVELOPMENT STANDARDS; ESTABLISHMENT OF A HORIZONTAL APARTMENT/BUILD TO RENT ORDINANCE; ESTABLISHMENT OF AN AREA OF CITY IMPACT ORDINANCE.

UNIFIED DEVELOPMENT CODE UPDATE SUMMARY

Staff added revisions to these Chapters highlighted by:

Chapter 1: Administration

- Updates to the Public Hearing Process Pg 4-9

Application Criteria

- Requirements for building elevations, traffic studies submitted with Annexation/Rezone Pg 12
- Updates to include potential additional development funding for public services; limits on building permits Pg 13
- Addition of Administrative Design Review Process Pages 19-21

Surety Agreements

- Updated Processes Pg 22

Definitions

- Added Definition for Build-to-Rent Developments Pg 34
- Added Definition for Management Company Pg 45
- Updated Multi-Family Definitions Pg 46

Chapter 3: Zoning District Standards

Districts Established

- Updated Districts Pages 58-61
- Added Riverfront Center District
- Added RC District Designation to Zoning District Uses Pages 63-67
- Added Single-Family Build-To-Rent Zoning Use Pg 64
- Updated Zoning District Dimensional Standards to include 7.5' side yard setbacks within the R-3 to R-12 for Single-Family Detached

Additional Residential District Standards

- Added Transitional Lots regulations Pg 72

Additional Commercial/CBD/Light Industrial/Mixed-Use District Standards

- Added Architectural Overlay Design Guidelines to all Commercial, CBD, Industrial and Mixed-Use Districts Pages 73-76
- Added Commercial Site Improvement Application requirements to all Commercial Districts Pages 73-76

Article F, Additional Riverfront Center District Standards

- Newly added Article for new District Pg 77

Article G, Architectural Overlay District

- Newly added Article for new Architectural guidelines Pg 78

Chapter 4 Additional Regulations Applicable to All Districts

Performance Standards

- Updated Drainage and Stormwater Management Pg 83
- Updated Fencing requirements Pg 84
- Updated Grading requirements Pages 86-87
- Added Hillside Development requirements Pages 87-89
- Updated Pathways section Pg 89
- Updated Sidewalks and Parkways requirements Pages 93-95
- Added Mailbox requirements Pg 95

Off Street Parking and Loading Requirements

- Added In-Lieu-of parking (reductions) allowances Pages 103-105

Private Street Requirements

- Updates to the Section including construction standards Pages 112-113

Common Open Space and Site Amenity Requirements

- Updates to the Section including fixing the percentage of usable open space Pg 115
- Added requirement for swimming pool for all new residential developments of 200 lots or more Pg 116

Chapter 5 Specific Use Standards

- Added requirements related to Build-To-Rent Single-Family Dwelling Developments Pages 120-122
- Added requirements for Duplexes Pg 127
- Added approval requirement from Idaho Dept of Water Resources for all ponds 134
- Added requirement for pool facility for Multi-family developments over 75 units Pg 135
- Added signage requirements for Multi-family developments Pages 136-137

- Added requirements for Portable Classrooms, to include approval as Zoning Certificate Pg 138
- Updated Secondary Dwelling Unit Standards Pg 139

Chapter 6 Subdivision Regulations

Subdivision Purpose and Process

- Added requirement for traffic study submittal prior to acceptance of application Pg 151
- Added requirement for site grading statement for application submittals Pg 152
- Added requirement for building elevations for application submittals Pg 152
- Added statement that building permits are not guaranteed with approval of preliminary plat and final plat applications Pages 153-154
- Added requirements for drainage, grading and irrigation plans at final plat application Pg 153
- Added CC&R submittal requirements Pg 153
- Updated Short Plat Process Pg 155
- Added new Minor Land Division process Pages 156-159

Subdivision Design and Improvement Standards

- Updated Developer's Responsibilities Section Pages 163-164

Chapter 7 Planned Unit Developments

- Added Density Bonus allowance for PUD's Pg 167

Chapter 8 Design and Development Standards

Landscape and Buffer Area Standards

- Update to the Section including fixing the percentage of usable open space Pg 205

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

8-1A-1: PURPOSE:

8-1A-2: DUTIES AND AUTHORITY:

8-1A-3: APPLICATION PROCESS:

8-1A-4: ADMINISTRATIVE PROCESS:

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

8-1A-6: PUBLIC HEARING PROCESS:

8-1A-7: TIME COMPUTATION:

8-1A-8: INDEFINITE DEFERRAL PROCESS:

8-1A-9: REQUEST FOR RECONSIDERATION:

8-1A-10: APPEAL; FORM AND CONTENT:

8-1A-11: FEES:

8-1A-1: PURPOSE:

The purpose of this chapter is to set forth the roles, responsibilities, and processes in the administration of permits as authorized by this title consistent with Idaho Code section 67-6502 et seq., as amended.

8-1A-2: DUTIES AND AUTHORITY:

A. Planning Administrator: The administrator shall be appointed by the mayor and confirmed by a majority of the city council as the administrative official for this unified development code. For the purpose of this Title, Planning Administrator shall also refer to their authorized planning staff. The administrator or his or her authorized staff shall administer and enforce this title and fulfill all the duties imposed by law including, but not limited to:

1. The administrator shall make interpretations in the enforcement and administration of this title including, but not limited to, those in this article and the following:

- a. Conduct investigations of structures and use of property, as are necessary, to determine compliance with the regulations of this title;
- b. Order the abatement of violations of this title and aid in prosecuting such violations;
- c. Withhold any zoning compliance certificates, building permits and/or certificates of occupancy on any property where structures or uses are in violation of this unified development code; and
- d. Enforce penalties for violations in accord with this title.

2. The administrator shall provide information to the public on planning and zoning matters.

3. The administrator shall receive and examine all applications including, but not limited to, with the consent of the owner, enter upon any property to make examinations and surveys; maintain records of all materials and correspondence related to land use applications; transmit to outside agencies and provide written notice to surrounding property owners on all council hearings; maintain land use records of the council hearings and actions thereon. By signing the required

application(s), the owner provides consent for the administrator to enter their property for inspection.

4. The administrator shall transmit to the council all required applications related to this title.

8-1A-3: APPLICATION PROCESS:

A. Application Requirements:

1. General requirements: Applications shall be on forms provided by the city and be accompanied by a fee as established by the city council.

B. Determination of Completeness:

1. An application shall contain all information deemed necessary by the administrator and as required by this code.

2. Upon receipt of a complete application, the administrator will issue a notice of application acceptance and completion. Incomplete applications will not be accepted by the City.

3. The administrator shall begin processing the application once the application is deemed complete.

4. Except for applications requiring administrative review, once the application is complete, the City will notify the applicant in writing of the scheduled public hearing date. Scheduling of applications for public hearing shall be at the sole discretion of the administrator.

5. Pre-application meetings are required for all zoning applications.

C. Request for City Council Review: An applicant, an affected person or a city council member may ask the city council to review any decision of the administrator by following the provisions set forth in section 8-1A-5.

8-1A-4: ADMINISTRATIVE PROCESS:

A. The administrator and/or city council may recommend/require conditions of approval that are deemed necessary to protect the public health, safety, and welfare and prevent undue adverse impacts on surrounding properties.

B. Where notice is required, the administrator shall notify all property owners of record (as listed in the current records of the county assessor) of time and place, and a summary of the application, within a minimum of three hundred feet (300') of the external boundaries of subject property. The administrator may determine, or other applications provided for in this title may require, that notice be sent to property owners of record whose properties are farther than the required minimum radius.

1. The following uses shall also require notice within one thousand feet (1,000') of the property being considered:

- Adult business/adult entertainment
- Airport/aircraft landing field (public or private)
- Asphalt plant

- Bar/tavern/lounge/drinking establishment
- Chemical manufacturing plant
- Concrete batch plant
- Feedlot
- Flammable substance storage
- Junkyard
- Manufacturing plant
- Meatpacking plant
- Mine, pit or quarry including accessory pit, requiring administrative or conditional use approval
- Power Plant
- Processing plant
- RV Park
- Salvage yard
- Shooting range (outdoor)
- Vehicle wrecking yard
- Wireless communications facility

C. Where notice is required, the administrator shall notify all pertinent agencies.

D. The administrator shall provide the applicant written findings of fact and conclusions of law (written decision) in accord with Idaho Code section 67-6519 stating the reasons for the decision reached. All conditions of approval shall be attached to the written decision.

E. Written notice of the administrator's decision shall be sent to the applicant. Any affected person(s) aggrieved by the administrator's decision may submit a written request for city council review in accord with section 8-1A-5. The administrator's decision is not final until the end of the fifteen (15) day appeal period.

F. Affected Persons. An affected person is a person having a bona fide interest in real property which may be adversely affected by the approval, denial or failure to act upon an application for a subdivision, variance, special use permit and such other applications required or authorized by this Code. See Idaho Code Section 67-6521.

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

A. Request for an Interpretation of an Ordinance: In the administration of this title, an interpretation of an ordinance may be made by the administrator.

B. Requests for City Council Review of a Decision of the Administrator: All requests for review shall be filed in writing with the city clerk within fifteen (15) days after the written decision is issued. The request shall include the following information:

1. The decision being requested for review;
2. The name and address of the person requesting the review and their interest in the matter; and
3. The specific grounds upon which the request is made.

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

D. City Council: The city council, by majority vote, in reviewing the administrator's decision, may uphold, deny, amend or modify the decision by imposing additional or different conditions and limitations.

1. If the decision of the administrator is upheld, the city council shall issue a written decision stating the decision and the reasons for the decision.
2. If the decision of the administrator is overruled, amended or modified, the council shall issue a written decision and send the matter back to the administrator for action consistent with the council's decision.

E. Notification: Within ten (10) days, after a decision has been rendered by the city council, the administrator shall send a copy of the written decision to the individual requesting the city council review and the applicant, as may be applicable.

8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, 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.

C. Neighborhood Meetings:

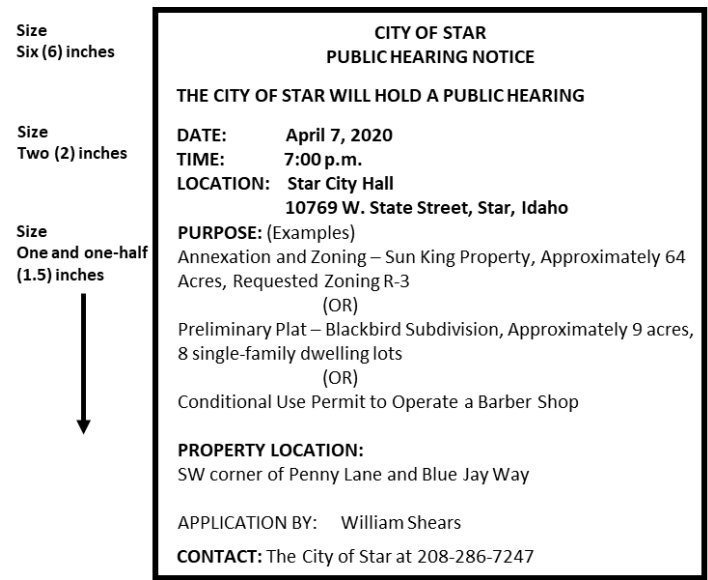
1. Required: For If a public hearings is required involving annexations, rezones, variances, conditional use permits, preliminary plats, Unified Development Code amendments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application.
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 ~~(to be obtained from the County Assessor's office)~~ within the radius required in subsection 8-1A-4B of this article. The City will 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 three (3) months nor less than two (2) 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 seven o'clock (7:00) 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.
6. Written Verification: The application materials shall include a copy of the provided neighborhood meeting notice, a copy of the neighborhood radius list and map, and written verification of the neighborhood meeting, which shall include an attendance roster.

D. Posting of Public Hearing Notice by Applicants:

1. All applicants shall post the subject property, except that posting is not required for a unified development code text amendment, vacations, and/or comprehensive plan text amendment, or city initiated comprehensive plan future land use map amendment.
2. Time: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of the public hearing notice of the application on the property under consideration and provide an affidavit of posting, with dated photos, to the administrator.
3. Notice:
 - a. Sign Material: The sign(s) shall consist of four foot by four-foot (4' x 4') plywood or other hard surface mounted on two (2) four inch by four inch (4" x 4") posts, or attached to another administrator approved support in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three feet (3') above the ground.
 - 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". In addition, each sign will inform the public of the nature of the hearing, the date, time and address of the hearing location, detailed information of the proposal to be considered, a city contact number, the location of the development and the name of the applicant, and if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth below:

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/~~CHD~~4).

d. Proof of Posting: The applicant shall submit a notarized statement and a photograph of the posting to the city no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless the certificate is received by such date, the public hearing will be canceled.

e. Sign Removal: The signs shall be removed no later than ~~three~~ seven (7) (3) days after the public hearing for which the sign had been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

f. Failure to post the property properly or within the required timeframe will result in ~~cancellation~~ postponement of the public hearing and ~~an~~ any additional posting and re-noticing fees ~~which~~ will be paid for by the applicant.

E. Mailing and Publishing of The Public Hearing Notice:

1. Legal Notice: At least fifteen (15) days prior to the public hearing, the city shall publish a notice of the time and place and a summary of the application in the official newspaper of the city or as required by law.

2. Radius:

a. Time Of Notice: At least fifteen (15) days prior to the public hearing, the city shall send a notice by first class mail of the time and place, and a summary of the application to all property owners of record (~~to be obtained from the County Assessor's office~~) within the radius required in subsection 8-1A-4B of this article.

b. Notice to Other Jurisdictions: The administrator shall send notice of the application to other jurisdictions with interest and/or authority over the application, allowing a minimum thirty (30) days to respond, including, but not limited to, the following:

(1) Other jurisdictions with joint jurisdiction;

(2) Appropriate utility companies, irrigation companies or districts and drainage districts;

(3) Health and transportation authorities; and

(4) School districts.

(5) See Idaho Code 67-6511(2)(b) for statutory alternate forms of notice

(6) Staff reports will be available to the public at least five (5) days prior to the public hearing.

(7) Letters from the public are required to be received by noon one week prior to the public hearing in order to be included in the Council review packets, or on the previous working day prior to the public hearing in order to be considered part of the record.

(8) Letters from agencies having jurisdiction are required to be received a minimum of seven (7) days prior to the public hearing.

F. Public Hearing:

1. Procedures for Legislative public hearings: Public hearings in legislative matters brought pursuant to requirements established by the Local Land Use Planning Act should take place after the City has provided notice as required by law. Prior to publishing notice of a legislative public hearing, a draft of the legislative proposal (Ordinance, Comprehensive Plan Amendment or

Unified Development Code Amendment) should be prepared and be available for public inspection no later than the day the notice of public hearing is published.

2. Procedures For Quasi-Judicial Public Hearings: Quasi-judicial hearings involve site-specific decisions (such as rezoning specific property) as opposed to legislative hearings which require decisions that have a broad application (such as a change in the text of a comprehensive plan or zoning ordinance, which does not necessarily affect one (1) specific parcel of land). Quasi-judicial public hearings should follow the order of events set forth below.

- a. Mayor/Council President or designee announces the item for Council consideration and opens the public hearing. The Council shall not begin deliberations until all testimony and evidence has been presented. No person shall be permitted to speak at a public hearing until such person has been recognized by the Mayor/Council President. If there is a question of "conflict of interest", as defined by Idaho Code section 67-6506, for any Councilmember, it shall be disclosed at the beginning of the hearing and, if the Council finds a conflict of interest exists, the disclosing Councilmember shall step away from the Council and not participate in deliberations or decisions for that item, and shall rejoin the Council after action on that item is concluded. Any information received by a Councilmember other than during the public hearing shall be disclosed at the beginning of the hearing. Any late-arriving reports or public input may cause a delay in the proceedings while council reviews the new information.

- b. Applicant describes the application and reasons it complies or does not comply with plans, ordinances and standards.

- c. The planning and zoning ~~official~~ administrator, or designee reports why the application complies or does not comply with plans, ordinances and standards. They may introduce additional information, including but not limited to agency reports and reviews, or additional staff recommended conditions of approval.

- d. Individuals/spokespersons testify why an application complies or does not comply with plans, ordinances and standards. Speakers shall not be interrupted by the audience. Questions from the decision makers should be asked of the person testifying before that person leaves the podium whenever possible. Public officials, when recognized, shall be allowed to question the speaker and the speaker shall be limited to answer questions asked. The question and answer period shall not be included in the speaker's time limit. Any person not conforming to these procedures may be prohibited from speaking during a public meeting. Should any person refuse to comply with such prohibition, he or she may be removed from the room by order of the Hearing Officer. Testimony should be in the following order:

- i. Those testifying the application complies,

- ii. Those identifying subjects not discussed in the application, applicant's testimony or planning and zoning official report,

- iii. Those testifying the application does not comply,
- iii. The Chairperson/Mayor or Decision-makers may ask questions to the administrator and/or other City Staff relating to any previously discussed questions from the record.
- iv. Rebuttal testimony from the applicant. Decision-makers should ask any final questions. Only information from the record can be rebutted. If the applicant testifies about new facts, then others testifying must be given an opportunity to respond to the new facts.
- e. The Chairperson/Mayor closes the public comment portion of the hearing by declaration or Commission/Council motion.
- f. Council deliberates toward a decision. Council may ask the planning and zoning official or designee any additional questions during this time.
- g. The Council continues the matter for additional information or makes a verbal decision by majority vote, followed by a signed written decision that is legally considered a "final decision" that can be appealed by an affected person. The final decision should include a reasoned statement that explains the criteria and standards considered relevant, the relevant contested facts relied on, the rationale for the decision based on the applicable criteria and provisions of plans, ordinances or standards, pertinent constitutional principles and factual information contained in the record.
- h. The Council shall decide, an application is approved, approved with conditions, or denied. If denied, the Council shall identify what the applicant can modify in the application in order to be approved.
- i. The administrator shall provide the applicant written findings of fact and conclusions of law in accord with Idaho Code sections 67-6519 and 67-6535 stating the reasons for the decision reached. Conditions of approval shall be attached to the written decision.
- ~~ij~~ When a final decision has been made, as a result of the approved findings of fact/conclusions of law, the City shall send a copy of the final decision promptly by electronic mail, or first-class postage prepaid U.S. mail, to the applicant and to an affected property owner who has requested notice of the final decision.
- ~~jk~~. Applicants, or an affected property owner as defined in Idaho Code 67-6521, shall have fourteen (14) days after a final decision to request reconsideration by the final-decision maker, and must identify specific deficiencies in a final decision. Failure to request reconsideration may invalidate a subsequent judicial appeal. After considering the identified deficiencies, the final decision about the reconsidered request shall be issued and distributed to the applicant and to an affected property owner who has requested notice of the final decision.

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 session with all parties of record to address questions and issues related to the application.
4. The council may require or recommend conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to prevent undue adverse impacts on surrounding properties.
5. After the public hearing is conducted, the council may approve, approve with conditions, deny, table to a date certain, or remand to the administrator, the application request.
6. The council action shall be made within seventy (70) days after receiving all information to make a decision or seventy (70) days from the last meeting where the application is considered if additional information is not needed.
- ~~7. The administrator shall provide the applicant written findings of fact and conclusions of law in accord with Idaho Code sections 67-6519 and 67-6535 stating the reasons for the decision reached. Conditions of approval shall be attached to the written decision.~~

8-1A-7: TIME COMPUTATION:

In computing any period of time prescribed or allowed by this title, the City shall count calendar days. The written decision date shall be the date of the hearing at which written findings are adopted by the city council. If no hearing is held on the matter, the written decision date shall be the date written notice of such decision is mailed to the applicant.

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.

8-1A-9: REQUEST FOR RECONSIDERATION:

A. Unified Development Code: Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days, as required by Idaho Code 67-6535.

To request reconsideration, an applicant or affected person must meet the following criteria:

1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and
2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision (findings of fact, conclusions of law) have been rendered; and
3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and
4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not

previously available.

B. Consideration: The council will consider the request and provide a written decision to the requesting party within sixty (60) days of receipt of the request for reconsideration.

D. If the City Council Approves the Request: The requesting party must pay the fee for a new public hearing within ten (10) calendar days of council's reconsideration. If the payment is not made to the city clerk within the specified time frame, the city council shall be notified at their next regularly scheduled meeting and the request for reconsideration shall be rescinded.

E. All Noticing Shall Be Done in The Same Manner As All Public Hearings: If the applicant for reconsideration is not the property owner, they may post the notice of hearing sign that is required by ordinance in the right of way, if they have permission of the appropriate authority. The city council may waive this requirement, excepting publication costs. The city council shall consider all relevant facts regarding the reasons the property has not been properly posted and may direct any reasonable measures it wants to assure that the public has appropriate notice. The new hearing shall be conducted in the same manner as all public hearings.

F. Public Hearing: The administrator will schedule a new public hearing for the application as allowed by this code and all noticing requirements shall be mandatory. The public hearing shall be limited to a discussion of the new information and the ultimate decision shall be a final action of the city council. No request for reconsideration may be accepted by the administrator on the decision of the city council from this hearing.

G. Number of Requests: One request for reconsideration by any party as stated in subsection A1 of this section, may be sought on any project.

8-1A-10: APPEAL; FORM AND CONTENT:

Any city council decision may be appealed to a court of appropriate jurisdiction in accordance with the procedures established in Idaho Code.

8-1A-11: FEES:

In the application of fees for the review of permit applications, the following rules shall apply:

A. Basis for Calculation: For any application involving more than one classification of a petition or application, the filing fee shall be the sum of the total fee(s) of each individual application(s).

B. Fees Nonrefundable: Once an application has been deemed complete by the administrator and noticing has occurred, fees to be charged for the various procedures stated above are not refundable.

C. Land Use Application Fees: Land use application fees shall be set and adopted by resolution of the city council.

D. The applicant shall be responsible for all other additional review fees associated with the review of the application(s). This includes but is not limited to City engineer, legal and agencies having jurisdiction. The applicant shall also be responsible for any outside agency review fees.

E. Applicant shall be responsible for all costs associated with re-noticing of public hearings when applicants actions result in the meetings is being postponed, i.e. failure to properly notice the site or applicants request for postponement of public hearing.

ARTICLE B

APPLICATION CRITERIA

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

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

8-1B-3: COMPREHENSIVE PLAN AMENDMENTS:

8-1B-4: CONDITIONAL USES:

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

8-1B-6: VARIANCE:

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

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

A. Process:

Annexation 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 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, building elevations and concept plan shall be required for any annexation or rezone to a mixed-use zone, high-density residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation shall not be accepted until a traffic study is approved by the transportation authority, if applicable.
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.
6. Applicant may be responsible to participate in reimbursement costs associated with traffic

studies, in proportionate share contributions that may be established with transportation authorities, relative to traffic signals, access, and/or construction improvements associates with State Highways 16, 20/26 & 44, or with funding of schools, police or fire protection as it relates to residential growth impacts.

7. The approval of an annexation or rezone does not guarantee a building permit will be issued for a specific lot or parcel if the Council requires limits on the number of permits issued yearly due to availability of public and/or emergency services.

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.

8-1B-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.

B. Applicability: These provisions apply to all requests for permits that involve construction, interior/exterior alterations and/or the change in or establishment of a new use.

C. Process: A certificate of zoning compliance shall be issued by the administrator when there is a demonstration that the development complies with all provisions of this title, and any applicable conditions of approval.

1. No certificate of zoning compliance shall be issued for any use on a property in violation of this title or on a property that contains structures or uses in violation of this title.
2. The certificate of zoning compliance shall be invalid:
 - a. If the certificate was secured in violation of a state or federal law;
 - b. Upon violation of any regulations of this title on the subject property; or
 - c. If the conditions of the certificate of zoning compliance have been violated. All further work shall cease on a project until the violation has been remedied.
3. Certificate of zoning compliances issued in conjunction with a proposed use shall expire if said use has not commenced within one year of the date of issuance of the certificate of zoning compliance.
 - a. Certificate of zoning compliances issued in conjunction with construction or alteration of a structure shall expire if said construction or alteration has not commenced within one year of the date of issuance of the certificate of zoning compliance.
 - b. The certificate of zoning compliance may require inspections and approvals specified in the approval of the application.

D. Zoning Certificate Not Required: No zoning certificate shall be required 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.

F. Zoning Certificate Prohibited: No zoning certificate shall be issued, granted or approved for single-family residential use, multi-family residential use, build-to rent neighborhoods, childcare facility, school, manufactured home community or mobile home park unless all irrigation ditches, laterals and canals crossing, intersecting and lying adjacent, or contiguous to, such uses are covered or fenced. Upon application, the council may waive this restriction in whole or in part if it is found that covering or fencing will not serve the public purpose in an individual case.

1. The proposed use shall not allow for placement of any structure, vehicle, sign, etc., within a vision triangle, required setback, required parking stall (except as permitted for temporary, outdoor display sale of merchandise), service drive area, dedicated trash dumpster location, sidewalk, or any other position on a lot which may interfere with vehicular or pedestrian circulation, or the normal functions of other uses on the property, or be potentially hazardous to the public.

2. The proposed use must be in conformance with the zoning district which it is proposed to be located in (e.g., retail sales in a commercial zone).

3. The approval shall contain language stating that the certificate does not exempt the applicant from having to comply with regulations administered and enforced by other city, state, and federal agencies.

4. Uses which may not be considered for temporary approval.

5. No permit, except in the case of seasonal uses or uses incidental to construction, shall be issued for structures or uses which are intended to be placed upon unimproved property.

6. Seasonal uses shall:

- a. Obtain from the property owner a signed and notarized affidavit acknowledging that the applicant has the authority to use the property.

- b. Require that the property owner will be accountable for any debris or refuse left on the property more than three (3) days after the applicant leaves the premises with the business and shall be responsible to pay any additional cleanup costs to the city.

- c. Moreover, an applicant who fails to clean the lot when the operation concludes shall be guilty of a misdemeanor as defined by Idaho Code section 18-113 (as amended).

- d. Revocation: Upon violation of any of the conditions or terms of the zoning certificates issued pursuant to this chapter, the administrator may cause the certification to be revoked. The

administrator shall be authorized to revoke any zoning certificates issued by the city.

e. Zoning Certificate, Lapse: A zoning certificate shall lapse and become void whenever the building permit or license either lapses or is revoked, or whenever the use of occupancy specified has ceased to exist or has been suspended for one hundred eighty (180) calendar days or longer.

f. Time Extension: The administrator may grant a one-time extension not to exceed sixty (60) days.

8-1B-3: COMPREHENSIVE PLAN AMENDMENTS:

A. Process:

1. Comprehensive Plan Amendment Initiated by The City: The city council may propose amendments to the comprehensive plan following notice and public hearing procedures in section 67-6509 of the Idaho Code.

2. Comprehensive Plan Amendment Initiated by A Property Owner: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a comprehensive plan amendment. An application and fees shall be submitted to the administrator on application forms provided by the city.

3. Public Hearing: The city council shall conduct at least one public hearing in accordance with this chapter and in accordance with the procedures in section 67-6509 of the Idaho Code.

B. Required Findings: The council shall review the application at the public hearing. In order to adopt a new comprehensive plan or grant an amendment to the existing comprehensive plan, the council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
2. The proposed amendment provides an improved guide to future growth and development of the city.
3. The proposed amendment is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map.
4. The proposed amendment is consistent with this unified development code.
5. The proposed amendment is in the best interest of the city of Star.
6. The proposed amendment includes a justification letter for the amendment addressing the following criteria and the Council finds that the amendment is in compliance with the stated criteria:
 - a. A specific description of the change being requested.
 - b. Specific information on any property(s) involved.
 - c. A description of the condition or situation which warrants a change being made in the plan.
 - e. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
 - f. A proposed development plan for any land involved.
 - h. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.
 - i. If the amendment will impact more individuals than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.

- j. Any other data and information required by the city for their evaluation of the request.

8-1B-4: CONDITIONAL USES:

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

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 use, may be permitted through issuance of a conditional use permit, development agreement or PUD.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.
2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.
3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.
4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use.

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 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.

E. 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 shall meet the intent of the Star comprehensive plan and be in compliance 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.
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 as determined by the City.

F. Time Limitations and Extensions:

1. A conditional use permit, upon council approval, shall be valid for a maximum period of twenty-four (24) months unless otherwise approved by the City Council. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. Once all requirements are satisfied, permits are acquired and the use is commenced, the conditional use permit will become permanent unless otherwise revoked by the city council.

2. A conditional use permit that also requires platting: The final plat must be recorded within this twenty-four (24) month period.

a. For projects with multiple phases, the twenty-four (24) month deadline shall apply to the first phase. In the event that the development is made in successive contiguous segments or multiple phases, such phases shall be constructed within successive intervals of one year from the original date of approval. If the successive phases are not submitted within the one-year interval, the conditional use approval of the future phases shall be null and void.

3. Time Extension. Upon written request and filed by the applicant prior to the termination of the period in accord with this subsection F, the administrator may authorize a single, administrative time extension to commence the use not to exceed one (1), twelve (12) month period. The administrator may require the conditional use comply with the current provisions of this chapter. Additional requests must be approved by the council.

a. Council approval of requests for time extension for an approved conditional use shall be determined by the city council at a public hearing and will not be granted if any of the following conditions exist:

(1) Significant amendments to the comprehensive plan or this unified development code have been adopted that change the basis under which the conditional use permit was granted.

(2) Significant changes in land use have occurred in the area that will impact or be impacted by the project.

(3) Hazardous conditions have developed or have been discovered that will impact the project.

4. Community facilities and/or services are no longer adequate to serve the project.

a. The city council may place additional requirements, modify the previous approval or deny the request for time extension.

b. No more than one-time extension may be granted to a single conditional use.

G. Transfers and Modifications:

1. Conditional use permits are an entitlement to the specific property on which the approval was granted and upon property sale the entitlement transfers to the new owner(s) without further

application or approval, provided, however, the new owner(s) shall be bound by the same conditions of approval as the original permit holder(s). This is for a specific use and may not be used for other applications.

2. A conditional use permit is not transferable from one property to another.

3. All requested modifications to an approved conditional use shall be considered by the city council at a public hearing. The city council may modify the conditions, limitations and/or scope of the permit.

H. Revocation:

1. A conditional use permit may be revoked or modified by the city council, upon notice and public hearing, for breach or violation of any condition of approval or limitation of the permit.

2. If the city council decides to revoke a conditional use permit, either on its own action or upon complaint to the city council, the administrator shall notify the permit holder of its intention to revoke the conditional use permit and provide the permit holder with the opportunity to contest the revocation.

3. Fifteen (15) days' prior notice of the hearing shall be given to the permit holder and all property owners of record (to be obtained from the County Assessor's office) within the radius required in subsection 8-1A-4B of this article-

4. The council shall make findings of fact and conclusions of law supporting its decision to revoke the conditional use permit. If the council decides not to revoke the conditional use permit, no findings of fact and conclusions of law shall be made.

5. An affected person may appeal the decision of the city council under the administrative procedure act of the state of Idaho, Idaho Code title 67, chapter 52.

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.

8-1B-6: VARIANCE:

A. Authority to Grant Variances: The council may authorize, in specific cases, such variance

from the terms of this title as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this title would result in unnecessary hardship. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this title would result in unnecessary, non-financial hardship.

B. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a variance.
2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.
3. An application and fees shall be submitted to the administrator on forms provided by the city.

C. Standards: The variance shall comply with Idaho Code section 67-6516. A variance may be considered as a waiver of development standards when associated with a conditional use permit, development agreement or planned unit development.

D. Required Findings: In order to grant a variance, the council shall review the application at a public hearing and use its discretion to make the following findings:

1. The variance does not grant a right or special privilege that is not otherwise allowed in the district;
2. The variance relieves an undue hardship because of characteristics of the site, which must be other than financial in nature; and
3. The variance is not detrimental to the public health, safety, and welfare.

8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

A. Purpose.

1. To produce attractive developments with unique character and quality architectural design.
2. To minimize the impact of the scale, bulk and color of large structures on surrounding properties.
3. To encourage high quality building design that employs the use of good design principles and features quality, durable materials.
4. To protect the safety and convenience of pedestrian access within developments and to build attractive pedestrian amenities.
5. To provide greater attention to the design and location of structures in relationship to the surrounding street.
6. To locate noise generating activities away from any adjacent residential uses.

7. To create attractive and quality designed structures reflecting the unique character of Star along the city's entryway corridors.

8. To promote quality growth patterns that support economic development and the efficient use of resources.

9. To guide the design of structures, not control the type, intensity or density of the use.

B. Applicability.

1. Administrative design review shall be required for all new commercial, industrial, institutional, public or quasi-public development subject to conditional use, certificate of zoning compliance and/or building permit approval, except development meeting one (1) or more of the following standards shall be exempt:

a. The structure and/or addition is fully screened from view from all abutting property lines;

b. The structure and/or addition is less than one hundred twenty (120) square feet in area and is not visible from a public street, private street, or abutting residence; and/or

c. No exterior improvements are proposed, including changes in use.

2. Administrative design review shall be required for all new attached residential structures containing two (2) or more dwelling units, multi-family dwellings and build-to-rent developments. Administrative design review shall not apply to the construction, addition, removal, or modification of detached single-family homes and/or secondary dwellings unless required as part of a development agreement.

3. Unless otherwise waived by the Administrator, administrative design review shall be required for all exterior building alterations, including, but not limited to: the addition, removal, or modification of architectural elements, such as doors, windows, awnings, and arcades; building remodels where all or a portion of a structure is modified, including entrances, facades, rooflines, and building expansions; a change in exterior materials and/or color scheme; or any other alteration that modifies the exterior appearance of the building, approved conditions, and/or the requirements in this title and/or the " Architectural Overlay District Guidelines ".

4. Administrative design review shall be required for all site alterations, including, but not limited to. the addition, removal, or modification of site improvements and/or features, such as access, parking, and landscaping, or any other alteration that modifies the site, approved conditions, and/or the requirements in this title and/or the "Architectural Overlay District Guidelines".

5. Administrative design review shall not apply to interior tenant improvements.

C. Process.

1. For projects requiring only certificate of zoning compliance approval, as determined by the administrator and/or further defined in this Title, a design review application shall not be required.

2. An application and 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 shall apply the standards listed in this title and the guidelines as set forth in the " Architectural Overlay District Guidelines " to review the administrative design review request.

4. The administrative design review approval shall be exercised with the approval period of the underlying permit or the approval shall expire. For example, if the underlying permit is a conditional use permit, the design review approval will expire two (2) years after approval.

D. Required findings. In order to grant approval for an administrative design review, the administrator shall determine that the proposed structural and/or site designs conform to the standards and meet or exceed the intent of the " Architectural Overlay District Guidelines ".

E. The administrator shall meet with 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.

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

ARTICLE C. SURETY AGREEMENTS

8-1C-1: PROCESS:

8-1C-2: PENALTY FOR FAILURE TO COMPLETE CONSTRUCTION:

8-1C-1: PROCESS:

A. The city may withhold building, electrical or plumbing permits, or certificates of occupancy on the lots or land being developed or subdivided, or the structures constructed thereon, if the improvements required under this title have not been constructed or installed, or if such improvements are not functioning properly.

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include water, sewer, power facilities, 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, ~~street lights~~, 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.

- a. Landscaping and pressurized irrigation must be installed as soon as allowed by weather or other relevant conditions.
- b. Streetlights must be installed and energized before any ~~occupancy building~~ permit is issued for the development.
- c. 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.
- d. For all requests, a detailed schedule of work to be completed shall be provided. All work shall be completed and surety release requested within 180 days of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator.

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 shall be provided by the applicant and reviewed and approved by the city engineer.

E. The surety shall be in the form of an irrevocable letter of credit or a cash deposit. In all cases the surety shall be drawn solely in favor of, and payable to, the order of the city of Star, in accord with the regulations contained in the surety agreement by and between the guarantor and the city of Star.

F. Where a surety is accepted by the city and deposited as provided by this article, the city may release temporary occupancy of a structure or structures. The term of the temporary occupancy shall be determined by the city engineer and/or administrator. The term shall not exceed ninety (90) days in length. 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.

G. Where a surety is accepted by the city and deposited as provided by this article, the surety shall be released subject to the following regulations:

1. The owner shall submit a written request to the city to return the surety. The request shall include the following documents:
 - a. A statement from the owner that the required improvements are complete.
 - b. Two (2) complete sets of full-size prints of the as built plans and specifications for all improvements.
2. The city engineer and ~~or~~ administrator shall verify and certify that the required improvements, as detailed in the surety agreement, have been installed. The as built plans shall be reviewed and approved by the city engineer.
3. Upon certification of the city engineer and the administrator, the city shall release the sureties heretofore deposited in the manner and to the extent as provided for in the surety agreement in accord with the regulations of this article.

8-1C-3: PENALTY FOR FAILURE TO COMPLETE CONSTRUCTION:

In the event an applicant and/or owner shall, in any case, fail to complete the public improvements in the time period required, the city council may proceed to have such work

completed and recover the city's costs by any legal means available, including pursuing the remedies provided by the financial guarantees.

ARTICLE D

IMPLEMENTATION PROVISIONS

8-1D-1: PURPOSE:

8-1D-2: APPLICABILITY:

8-1D-3: INTERPRETATION:

8-1D-4: ERRORS IN LEGAL DESCRIPTIONS OF PROPERTY:

8-1D-5: REFERENCES:

8-1D-6: PRESERVATION OF PRIVATE PROPERTY RIGHTS:

8-1D-7: SAVING CLAUSE:

8-1D-8: VIOLATIONS:

8-1D-9: CODE ENFORCEMENT:

8-1D-10: CITY ABATEMENT OPTION AND ASSOCIATED CHARGES:

8-1D-11: PENALTIES:

8-1D-1: PURPOSE:

- A. Carry out the policies of the comprehensive plan by classifying and regulating the uses of property and structures within the incorporated areas of the city of Star;
- B. Establish districts within the city of Star in accord with the adopted comprehensive plan in conformance with Idaho Code section 67-6511;
- C. Provide standards for the orderly growth and development of the city of Star. As required by Idaho Code section 67-6511, such standards include, but are not limited to, those regulating:
 - 1. The height, number of stories, size, design, construction, reconstruction, alteration, repair or location of structures.
 - 2. Size, minimum lot dimensions, landscape buffers, size of required yards, and density of residential properties.
 - 3. The use of structures and property;
- D. Ensure the most appropriate use of properties;
- E. Protect property rights and enhance property values;
- F. Provide a method of administration and prescribe penalties for the violations of regulations hereafter described as authorized by the constitution and laws of the state of Idaho; and
- G. Protect and promote health, safety and the general welfare of the public.

8-1D-2: APPLICABILITY:

- A. No person, company, or public agency shall construct, alter, move, or change the use of a structure or undertake any development unless:
 - 1. The proposed use, structure, or division of property complies with this title.

2. Any required approval is first obtained as provided by chapter 1, "Administration", of this title, and any applicable conditions of approval are met.

B. Nothing in this title shall eliminate the need for obtaining any other required permits, including, but not limited to, building permits, plumbing, electrical, or mechanical permits, grading permits, or any permit, approval, or entitlement required by other titles of this code, other political subdivisions of the state of Idaho, agencies of the state of Idaho, or federal agencies.

C. All properties in the Star city corporate limits shall comply with the regulations of this title unless otherwise preempted by federal, state or municipal law.

D. The prosecution of violations that occurred under previous land use regulations and that remain a violation under this title shall continue until resolved.

8-1D-3: INTERPRETATION:

A. Language:

1. Terminology: When used in this title, all words used in the present tense shall include the future; words used in the singular number shall include the plural number and the plural the singular, unless the natural construction of the sentence indicates otherwise. The word "shall" is mandatory, and the word "may" is permissive.

2. Number Of Days: See section 8-1A-7 of this title.

3. Minimum Requirements: When interpreting and applying the regulations of this title, all regulations shall be considered to be minimum requirements, unless stated otherwise. Proposed uses shall comply with all applicable regulations and standards unless specifically exempt elsewhere in this title.

4. Defined Terms: Terms defined within this title shall have their defined meaning when used elsewhere in this title. For the purpose of readability and clarity, such terms are not shown in initial caps.

5. Section Headings: Section headings or captions are for reference purposes only and shall not be used in the interpretation of this title.

6. References: All references to state or federal laws and/or regulations shall refer to such laws and/or regulations as they may be amended over time.

B. Measurements:

1. Structure height shall be measured in accord with the Star city building code as set forth in title 7 of this code.

2. Linear distance shall be measured in a horizontal line; it shall not be measured along an inclined surface or line. For uses that have a separation standard, the distance shall be measured from the nearest customer entrance of the proposed use to the nearest property line of the specified use. The measurement is to be conducted in a radial fashion by the specified number of feet (e.g., 300 feet, 1,000 feet).

C. District Boundaries: Where uncertainty exists about the location of any district boundary shown on the official zoning map, the following rules shall be used to resolve the uncertainty:

1. Where a district boundary approximately follows a property line, such property line shall be construed as the district boundary.
2. Where a district boundary approximately follows a street, alley, or railroad line, such street, alley, centerline, or the extension of such line shall be construed as the district boundary.
3. Where a district boundary approximately follows a watercourse, the centerline of the watercourse shall be construed to be such boundary. In the event of a change in the watercourse shoreline, the boundary shall be construed as moving with the actual shoreline.
4. Where a district boundary does not obviously coincide with any of the above lines (property; street, alley, or railroad line; watercourse), or where it is not designated by dimensions, it shall be deemed to be located along the nearest section, quarter section, or sixteenth section line.

D. Conflicting Regulations:

1. In case of conflict between the text and the maps of this title, the text shall prevail.
2. If conflicts occur between different regulations of this title, or between this title and other regulations of this code, the most restrictive regulation shall apply.
3. It is not intended that this title interfere with, abrogate, or annul any easements, covenants, or other agreements between parties; however, where this title imposes a greater restriction upon the use of structures or premises or upon the height of structures, or requires larger space than is imposed or required by ordinances, rules or regulations, or by easements, covenants, or agreements, the regulations of this title shall govern.

E. Undesignated Uses: If a proposed use of property is not specifically listed in chapter 3, "District Regulations", of this title the use shall be prohibited, except as follows: the administrator may determine that a proposed use not listed in chapter 3, "District Regulations", of this title is equivalent to a principal permitted or conditional use. In making the determination, the administrator shall consider the following:

1. The impacts on public services and activities associated with the proposed use are substantially similar to those of one or more of the uses listed in the applicable base districts as allowed;
2. The proposed use shall not involve a higher level of activity or density than one or more of the uses listed in the applicable base districts as allowed;
3. The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and
4. The proposed use is in substantial conformance with goals and objectives of the comprehensive plan.

8-1D-4: ERRORS IN LEGAL DESCRIPTIONS OF PROPERTY:

Where a property has not been zoned because of an error in a legal description, the following shall apply:

- A. If the error is caused by the city, the error shall be corrected and duly processed by the city as soon as the error is discovered.
- B. If the error is caused by the applicant and/or owner, the applicant shall provide a new legal description and will be responsible for all additional costs resulting from the error.

8-1D-5: REFERENCES:

References in this title to other ordinances or codes of the city of Star and statutes of the state of Idaho are provided solely for the coordination of this title with such other ordinances and statutes. Any amendments to cited codes that are adopted subsequent to the adoption of this title shall be applicable to this title.

8-1D-6: PRESERVATION OF PRIVATE PROPERTY RIGHTS:

A. This title shall be interpreted to equally protect citizens from the undue encroachment on their private property by their neighbors' use of their private property and equally protect each citizen's right to use of their property without creating undue burden upon their neighbors.

B. In the administration of this title, every person shall be secure in their premises, and no employee of the city shall enter upon, investigate, or search any of the premises of any citizen without the consent of such citizen or order issued by a court of proper jurisdiction. For consent of an applicant with an active application with the City, please refer to Section 8-1A-2A (3).

C. Every citizen of Star city shall have the right to appear in person or be represented by their agent before the council in the proper order of business to appeal a decision pursuant to the procedures contained in chapter 1, "Administration", of this title.

D. In the enforcement of this title, it shall be deemed to apply equally to each citizen and each property in similar circumstances and shall not be enforced to discriminate between one individual and/or another individual or other group as compared to all others.

8-1D-7: SAVING CLAUSE:

Should any section, clause, or regulation of this title be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this title as a whole, or any part thereof, other than the part so declared to be invalid, each section, clause, or regulation hereof being declared severable.

8-1D-8: VIOLATIONS:

A. It is a violation of this unified development code for any person to initiate or maintain or cause to be initiated or maintained the use of any structure, land or real property within the city of Star without first obtaining proper permits or authorizations required for the use by this title.

B. It is a violation of this unified development code for any person to use, construct, locate, demolish or cause to be used, constructed, located, or demolished any structure, land or property within the city of Star in any manner that is not permitted by the terms of any permit or authorization issued pursuant to this title or previous codes.

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, 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.

D. It is a violation of this unified development code to misrepresent any material fact in any application, plans or other information submitted to obtain any land use authorization as set forth in this title.

E. It is a violation of this unified development code for anyone to fail to comply with the requirements of the development code, as set out in the specific sections of this title.

F. It shall be unlawful and a violation of this unified development code for any person to use, construct, locate, initiate, alter or maintain any structure, land or real property, or cause any structure, land or real property to be used, constructed, located, initiated, altered or maintained in any manner which violates, omits, or fails to conform to any applicable procedure, standard, or requirement established by this title for the zoning district in which such structure, land, or real property is located.

G. See 8-1D-11 Penalties.

8-1D-9: CODE ENFORCEMENT:

A. Duty to Enforce: It shall be the duty of the administrator to interpret this title.

1. It shall be the duty of the administrator and/or designee to enforce the regulations of this title. The administrator or designee may call upon the services of the police, fire, parks or other appropriate city or other regulatory agencies or service provider including Idaho Transportation Department (ITD), Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4) irrigation districts or sewer and water districts, Central District Health Department, Department of Environmental Quality (DEQ), etc., to assist in enforcement.

2. It is the intent of this title to place the obligation of complying with its requirements upon the owner, occupier or other person responsible for the condition of the land and buildings within the scope of this title.

B. Investigation:

1. The administrator or designee shall investigate any structure or use which he or she reasonably believes does not comply with the standards and requirements of this title.

2. If, after investigation, it is determined that the standards or requirements of this title have been violated, the administrator or designee shall serve a notice of violation upon the owner, tenant or other person responsible for the condition. The notice of violation shall state separately each standard or requirement violated; shall state what corrective action, if any, is necessary to comply with the standards or requirements; and shall set a reasonable time for compliance. The notice shall state that any further violation may result in criminal prosecution and/or civil penalties.

3. The notice shall be served upon the owner, tenant or other person responsible for the condition

by personal service, registered mail, or certified mail with return receipt requested addressed to the last known address of such person. If, after a time and effort is made to serve or mail notice without success, then notice may be made by publication in the newspaper of record for the city of Star. The administrator or designee will record all efforts made to effect service in person or by mail as part of their investigative report.

C. Extension of Compliance Date:

1. The administrator or designee may grant a reasonable extension of time for compliance with any notice or order, whether pending or final, upon finding that substantial progress toward compliance has been made and that the public will not be adversely affected by the extension. Such extension of time shall not exceed ninety (90) days.
2. An extension of time may be revoked by the administrator if it is shown that any of the following are true:
 - a. The conditions at the time the extension was granted have changed.
 - b. The administrator or designee determines that a party is not performing corrective actions as agreed.

8-1D-10: CITY ABATEMENT OPTION AND ASSOCIATED CHARGES:

Nuisances which remain unabated after notice, may, at the option of the city, be removed, abated or destroyed by the city or its agents, after the following steps have been taken:

A. Second Notice: If after fifteen (15) calendar days from the date a written notice is personally delivered to the property owner, or mailed to the property owner's address as shown in current official county assessor records, no abatement of the nuisance has occurred, the administrator or designee shall provide a second fifteen (15) day notice to be delivered to the property owner by certified mail or personal service, which shall indicate the following:

1. That if the property owner fails to abate the nuisance, the city shall take steps to abate the same.
2. That if the city abates the nuisance, all costs and expenses of abatement shall be billed and assessed against the property owner, and if unpaid, shall become collectable as a special assessment with property taxes.
3. That the property owner has a right to appear before the city council to show cause as to why he or she should not be forced to abate or pay for abatement of the nuisance; furthermore, that if the property owner desires such a hearing, a request for hearing, in writing, shall be given to the city administrator or designee prior to expiration of the fifteen (15) day notice, and that abatement by the city will proceed if the property owner has not exercised this option to request a hearing.
4. If said certified notice is returned as undeliverable, or is unclaimed by the property owner, nothing shall preclude the city from exercising its abatement option as specified herein.

B. Authorization to Remove: When the fifteen (15) day notice has expired without a request for hearing, the administrator or designee is authorized to remove, abate or destroy the nuisance. The administrator is authorized to utilize city personnel to abate the nuisance or to contact the mayor in regard to contracting for an outside party to abate the nuisance.

C. Statement of Charges Mailed: If the city abates any nuisance under the provisions of this section, a statement of charges billed to the property owner shall be mailed or personally delivered to the property owner.

D. Authority to Employ Labor: The mayor, with approval of the city council, is hereby given the power and authority to employ such labor as is necessary to carry out the provisions of this chapter.

E. Special Assessment: If payment is not received from the property owner within thirty (30) days, the amount billed shall, in accordance with state law, be assessed as a special assessment collectible against the subject property as other state, county and municipal taxes.

F. Hearing: If the property owner requests a hearing to show cause before the city council, the hearing shall, if feasible, be placed on the agenda of the next regularly scheduled city council meeting. The decision of the city council shall be final. A ten (10) day period shall be given to the property owner after the council decision so that the property owner shall have an additional opportunity to abate the nuisance or to pursue any legal remedies or defenses at the district court level.

8-1D-11: PENALTIES:

Any person owning or occupying any lots, lands or premises within such incorporated limits of the city who shall fail, refuse or neglect to continuously keep abated, cut down, obliterated or destroyed all such harmful, unsightly and injurious weeds and noxious weeds, grasses and growth above named in the manner prescribed, and according to the provisions of this section of this chapter shall be deemed guilty of a misdemeanor. Each and every day any such person shall fail, refuse or neglect to comply with the provisions of this chapter it shall be deemed a separate and distinct offense against the provisions of this chapter and each such separate offenses shall be punishable as provided in this code.

A. A violation of the provisions of this title is declared a misdemeanor. Any person violating or failing to comply with any of the provisions of this title shall be subject to criminal prosecution and upon conviction shall be fined as defined in section 1-4-1, "General Penalty", of this code. Each day of noncompliance with any of the provisions of this title shall constitute a separate offense.

B. Notwithstanding the provisions of subsection A of this section, the city may civilly prosecute any violation of this code and seek all available remedies that may include, but are not limited to, abatement of the noncompliant conditions, revocation of existing permits for noncompliance, civil damages for enforcement, or any other remedy as allowed by law.

C. The city may file a lien upon any real property owned by convicted person if they fail to comply with the penalty as set forth in this section.

ARTICLE E

DEFINITIONS

8-1E-1: TERMS DEFINED:

8-1E-2: FIGURES – SETBACKS, REQUIRED YARDS AND PROPERTY TYPE:

8-1E-1: TERMS DEFINED:

As used in this title, each of the terms defined shall have the meaning given in this section unless a different meaning is clearly required by the content. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. The most current version of the "Merriam-Webster's Unabridged Dictionary of The English Language" shall be considered as providing accepted meanings.

ABANDONED: To cease or discontinue a use or activity for twelve (12) months without apparent intent to resume.

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, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot.

ACCESSORY USE: A use that is incidental and subordinate to the principal use and is conducted upon the same property.

ADMINISTRATOR: The administrator of the Star city planning and zoning department or an authorized representative, including their staff. Also referred to as the zoning administrator.

ADULT BUSINESS/ADULT ENTERTAINMENT: Modeling, posing, exhibition, display or exposure of any type whether through book, pictures, electronic media, film, displays, live performance, dance or modeling that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following: a) any actual or simulated specified sexual activities; b) exposure of male or female anatomical areas; c) the removal of articles of clothing; d) appearing nude or seminude; and/or e) the use of the terms "X", "XX", "XXX" or any series of the letter "X", "erotic", "adult entertainment", "sex" or "nude".

AGRICULTURE, FORESTRY, FISHING: Tilling of soil, aquaculture, raising crops, livestock, farming, dairying and animal husbandry including all uses customarily accessory and incidental thereto; but excluding animal slaughterhouses, fertilizer works, bone yards and commercial feedlots. Establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats.

ALTERATIONS, STRUCTURAL: Any change, other than incidental repairs, which would

prolong the life of the supporting members of a building or structures, such as bearing walls, columns, beams, and girders.

ALTERNATIVE COMPLIANCE: An administrative determination that a specific application achieves or exceeds specific requirements as set forth in this title. Consideration of alternative compliance is limited in circumstances as identified in this title.

ANIMAL CARE FACILITY: Any parcel of land or lot, structure, or portion thereof, that is designed or used for the boarding, care, grooming, diagnosis or treatment of animals, including, but not limited to, sick, ailing, infirm or injured animals, and those that are in need of medical or surgical attention. The term animal care shall include, but not be limited to, an animal clinic, animal hospital, or veterinary office or kennel.

ANTENNA: A transmitting or receiving device used in telecommunication that radiates or captures radio or other signals, including omnidirectional or whip, directional or panel, parabolic or dish, and ancillary antennas.

APARTMENT: A room, or suite of rooms, in a multiple-family structure or dwelling unit, providing living, sleeping, eating, cooking and sanitation to a single family, for rent, lease, let or hire to be used as a single dwelling.

ARTERIAL: See definition of Street, Arterial.

ARTIST STUDIO: The use of the site for small scale, craftsman operated production of materials, assembly of parts, or the blending of materials, including metal and/or plastics, for the purpose of creating art. This would include frame shops as an accessory use.

ARTS, ENTERTAINMENT AND RECREATION FACILITIES: The use of a site or facility for entertainment, spectator sports or recreational activities. The use includes, but is not limited to amusement parks, motion picture and performing arts theaters, racetracks, sports fields, golf courses, fitness clubs, museums, zoos, marinas, bowling, video and other games and amusements. For wedding and corporate events see events center.

ASPHALT PLANT: An establishment where asphalt, tar, gravel and other materials are combined to produce pavement and other related products.

AUCTION FACILITY: An establishment primarily engaged in retailing a general line of new and used merchandise on an auction basis.

AUTOMATED TELLER MACHINE (ATM): A pedestrian oriented banking device operated by a financial institution for use by its customers for conducting transactions. The machines may be located at or within the financial institutions, or in other locations. ATMs for use by customers in vehicles are included in the definition of "drive-through establishment/drive-up window service".

AUTOMOTIVE HOBBY: A use involving the restoration, maintenance and/or preservation of motor vehicles for personal enjoyment of owner or occupant.

AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE:

Establishments primarily engaged in providing mechanical or electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks and vans, and all trailers. These establishments may specialize in a single service or may provide a wide range of these services.

AWNING: A projecting cover extending over a door, window or wall section with support attached to the structures and used as cover, protection, or as decoration.

BAKERY: Establishments primarily engaged in making and preparing bakery products.

BAR/TAVERN/LOUNGE/DRINKING ESTABLISHMENT: The use of a site primarily for the sale or dispensing of alcohol by the drink or glass. The use includes, but is not limited to, lounge, nightclub, and tavern.

BARBERSHOP/STYLING SALON: An establishment where the following services are allowed by licensed professionals: haircutting, shampooing, shaves, perms, hair coloring, manicuring, tanning booths, including cosmetology of hair and makeup.

BARRIER: A vertical element including, but not limited to, a fence, wall, structure, or a combination thereof, that completely surrounds an area and controls access to such area.

BASEMENT: The bottom floor of a dwelling unit, all or partly underground, having at least one-half ($\frac{1}{2}$) of its height below the average level of the adjoining grade.

BED AND BREAKFAST: A professionally run facility providing up to six (6) rooms for temporary overnight accommodations, and where the owner/innkeeper is resident on the property. A bed and breakfast provides breakfast for overnight guests but does not provide a restaurant and/or bar. For accommodations similar but not limited to an Airbnb or VRBO, see short-term rental.

BERM: An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

BEVERAGE BOTTLING PLANT: An establishment that produces consumable liquids (alcoholic or nonalcoholic) in bottles and/or cans.

BLOCK: Land containing a lot or lots in a subdivision completely surrounded by public rights of way or boundaries of the subdivision.

BOARDING HOUSE: An establishment other than a hotel, motel or short-term rental, where meals and/or lodging are provided with or without compensation, to more than two (2) but less than twelve (12) unrelated persons. A boarding house shall include, but not be limited to, a rooming house, shelter, convent, monastery, dormitory, fraternity, sorority, etc. A boarding house does not provide a restaurant or a bar.

BREWERY: The use of a site that brews/manufactures/distributes such beverages as beer, ale

and cider. The use may include the ancillary sale or dispensing of said beverages by the drink, glass or growler.

BREW PUB: An establishment, restaurant or bar that usually serves food and brews and sells beer or similar alcoholic drink that is made on the premises. Typically, they do not bottle and sell other than in very small take home quantities. They do not distribute their beer.

BUILD-TO-RENT DEVELOPMENT (BTR): A community of single-family residences offered for rental only in a professionally managed community, including single-family attached and/or detached homes, patio or townhouses, and held in single ownership. The dwellings shall be located on individually platted lots.

BUILDABLE AREA: The space remaining on a lot after the minimum open space requirements have been complied with.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the midpoint between the top of the peak and the fascia line for gable, hip and gambrel roofs.

BUILDING ENVELOPE: The area on a property exclusive of the required yards, setbacks, buffers, and unbuildable areas.

BUILDING MATERIAL, GARDEN EQUIPMENT, AND SUPPLIES: The use of a site for the retail sale and service of merchandise used in home and garden improvements. The use includes home and garden centers; hardware stores; lawn and garden equipment supply stores; paint and wallpaper stores; lumberyards; nursery, garden and farm supply stores. See also nursery, garden center and farm supplies.

BUILDING OFFICIAL: The officer or other designated authority charged with the administration and enforcement of the building code as established by title 7 of this code or the building official's duly authorized representative.

CALIPER: A measurement of the diameter of the trunk of a deciduous tree. The caliper of the trunk shall be measured six inches (6") above the ground for all trees up to and including four-inch (4") caliper size, and twelve inches (12") above the ground for larger sizes.

CAMPGROUND: An area or ground on which tents/yurts, buildings, cabins or spaces, RVs, campers, are provided for temporary shelter, lodging or accommodation.

CANOPY: A roof-like structure projecting from the exterior surface of a building, may be attached to the building or freestanding, constructed of a supporting framework and covered with nonrigid materials.

CARETAKER UNIT: A dwelling unit for a person or persons hired to look after or take charge of goods, property or a person; or, a recreational vehicle or motor vehicle equipped as living quarters parked at a construction site, on a non-permanent basis, for the purpose of providing security during nonworking hours. This definition shall not include tents/yurts.

CEMENT OR CLAY PRODUCTS MANUFACTURING: An establishment where pottery, decorative shapes or other similar products are made.

CEMETERY: The use of a site for the interment of human and/or animal remains or cremated remains. The use includes burial parks, mausoleum for vault or crypt interments, columbarium for cinerary interments or a combination thereof.

CERTIFICATE OF OCCUPANCY (CO): Official certification that a building and site conform to the provisions of building and city codes.

CERTIFICATE OF ZONING COMPLIANCE (CZC): An approval issued by the administrator that certifies that a structure or use, including accessory uses, meets the requirements of this title.

CHEMICAL MANUFACTURING PLANT: A factory where chemicals are produced and/or stored.

CHILD CARE FACILITY: Any structure or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods of less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. For the purpose of persons with disabilities of any age, this section shall also apply. There are four (4) types of childcare facilities distinguished by the number of individuals served:

- A. Child Care center: More than twelve (12).
- B. Child Care, group: More than six (6) but no greater than twelve (12).
- C. Child Care, family: Six (6) or fewer.
- D. Preschool/Early Learning – Maximum of twenty-five (25) children.

CHURCH OR PLACE OF RELIGIOUS WORSHIP: An establishment that by design and construction is primarily intended for conducting organized religious services, meetings, and associated activities and that is recognized as a religious corporation or society of the state of Idaho with a state tax exempt status in accord with Idaho Code section 63-602B.

CIVIC, SOCIAL AND FRATERNAL ORGANIZATIONS: A facility owned or operated by an organized association of persons for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests; and not primarily operated for profit nor to render a service that is customarily carried on as a business.

COLD STORAGE: An establishment that provides storage of perishable foods, furs, and like

items in a frozen or refrigerated state.

COLLOCATION: The use of a single tower to support more than one wireless telecommunication service provider's equipment, or the mounting of an antenna to a preexisting structure.

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

COMMON DRIVE: An access shared by adjacent property owners that is privately owned and maintained.

CONCRETE BATCH PLANT: An establishment that combines cement, sand and gravel to produce concrete.

CONDITIONAL USE: A use that, owing to some special characteristics attendant to its operation or installation (for example, potential danger, hours of operation, or noise), is allowed in a district subject to approval by the council and subject to special requirements in conformance with this title and as enabled by Idaho Code section 67-6512.

CONDOMINIUM: An apartment house, office building or other multiple-unit complex, the units of which are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.

CONFERENCE/CONVENTION CENTER: A facility that is designed, constructed, and devoted to hosting conferences, exhibitions, large meetings, seminars, and training sessions.

CONTRACTOR'S YARD: Any area of land used by a contractor for storage, maintenance, or processing incidental to the business of building, hauling, excavation, demolition, or similar activity and including any area of land used for minor preinstallation work or repair of machinery used for any of the above listed activities.

CONVENIENCE STORE: Establishments known as convenience stores or food marts primarily engaged in retailing a limited line of goods that generally includes milk, bread, beverages, and snacks. The establishment may include fuel pumps.

DAIRY FARM: An operation whose principal function is the production of milk.

DEDICATION: The setting apart of land or interests in land for public use, charitable, religious, or educational purposes.

DENSITY, GROSS: The ratio of the total number of dwelling units within a development divided by the total area, including streets; alleys; easements; waterways; and common spaces.

DENSITY, NET: The ratio of the total number of dwelling units within a development divided by the total area, excluding streets; alleys; easements; waterways; and common spaces, and any other area not devoted to the residential use.

DEVELOPMENT: Any construction or installation of a structure, or any change in use of a structure, or any subdivision of property, or any change in the use of the land that creates additional demand and/or need for public facilities.

DEVELOPMENT AGREEMENT: A written agreement as a condition of annexation or rezone between the council and an owner or applicant concerning the use or development of a property in accord with Idaho Code section 67-6511A and chapter 1, "Administration", of this title.

DISTILLERY: The use of a site that distills/manufactures distilled beverages. The use may include the ancillary sale or dispensing of liquor by the drink or glass.

DISTRICT OR ZONE: The zoning district classification, listed in chapter 3 of this title, in effect on any given property.

DRIVE-THROUGH ESTABLISHMENT/DRIVE-UP WINDOW SERVICE: The use of a portion of a structure where business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle. The term drive-through establishment shall include, but not be limited to, providing food or beverage service, bank services, and/or prescription processing. The term drive-through establishment shall not include fuel sales facility or "vehicle washing facility" as herein defined.

DUSTLESS MATERIALS: Hard surfaces used for driveways, loading and parking including, but not limited to, concrete, asphalt, grasscrete, pavers, grass, specifically treated gravel, and bricks. Treated gravel shall include an acceptable application treatment as determined by the administrator.

DWELLING, MULTI-FAMILY: A structure, or portion thereof, that contains three (3) or more dwelling units or apartments, where all such units are located on the same property. For the purposes of this title, a multi-family dwelling shall be deemed multi-family development.

DWELLING OR DWELLING UNIT: Any structure, or portion thereof, providing independent living facilities for one "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, SECONDARY: A habitable dwelling unit established in conjunction with and subordinate to a single-family dwelling unit. The term shall include guesthouse and granny flat. See also guesthouse/granny flat/mother-in-law quarters.

DWELLING, SINGLE-FAMILY ATTACHED: A structure containing two (2) or more dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate

property. May be referred as townhomes.

DWELLING, SINGLE-FAMILY DETACHED: A detached structure that accommodates a single dwelling.

DWELLING, TWO-FAMILY DUPLEX: A structure containing two (2) dwelling units attached by a common wall, where both dwelling units are located on the same property.

EDUCATION INSTITUTION, PRIVATE: The use of a site for education purposes not financially supported by the state of Idaho. The use includes, but is not limited to, elementary and secondary schools; institutions of higher learning; professional, technical and trade schools; driving schools; fine arts schools and studios. For pre-elementary schools, see childcare facility.

EDUCATION INSTITUTION, PUBLIC: The use of a site for education financially supported by the state of Idaho. The use includes, but is not limited to, elementary and secondary schools; institutions of higher learning; and vocational schools.

EQUIPMENT SALES, RENTAL AND SERVICES: The use of a site for the sale, rental or servicing of tools, trucks, tractors, construction equipment, agricultural implements, or similar industrial equipment.

EVENTS CENTER. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A use of a property and/or structure for public or private gatherings to include wedding receptions, corporate events or other organized events where food service is provided, amplified music is present and area for a large amount of parking is required.

FABRICATION SHOP: An establishment in which welding work, machining to size, assembling of materials and converting one form of metal or other materials such as plastic, into another to produce products and structures. See also definition of Manufacturing Plant.

FACADE: The front or face of a building or structure.

FAMILY: A. A person living alone or two (2) or more persons related by blood or marriage;

B. Eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons residing in a dwelling under staff supervision, provided that no more than two (2) staff members reside in the dwelling at any one time.

FARM: Buildings and premises used for the raising and processing of agricultural products.

FARMERS' MARKET: Typically found outdoors, where multiple vendors sell directly to the consumer. Vendors may sell a variety of items not limited to fruits and vegetables; plants and trees; handmade items including crafts, jewelry, baked goods, etc. The sale of animals is not a part of this definition. Also referred to as a Saturday or outdoor market. All vendors are subject to city permits. See Temporary Uses.

FEEDLOT: A concentrated animal feeding operation (CAFO).

FENCE: An enclosure or barrier constructed of wood, masonry, stone, wire, metal or other materials manufactured specifically to be used to enclose, screen or separate areas. Walls, latticework, and screens are considered fences. Items such as wooden pallets, firewood logs, or manufactured items such as skis, are not considered fencing material.

FINANCIAL INSTITUTION: The use of a site for lending, exchanging and handling money or currency for customers. The use includes, but is not limited to, credit unions, savings and loan, commercial banks, cash machines, insurance agents, and loan establishments.

FIREWORKS STAND: A temporary structure used for retail business of selling fireworks. (See also definition of Temporary Use.)

FLAG: Any fabric or bunting containing distinctive colors, patterns, or emblems used as a symbol of a government, political subdivision, or other such entity. Any fabric or bunting containing distinctive colors, patterns, or symbols used to communicate business identification and/or attract, distract, hold, direct or focus public attention.

FLAGPOLE: A pole, usually made of metal, on which a flag is hoisted and displayed. See sign ordinance for regulations related to flag poles.

FLAMMABLE SUBSTANCE STORAGE: An establishment, or portion thereof, wherein combustible substances (as defined by the fire code) are stored.

FLEX SPACE: Allows for uses that generally require substantial amounts of storage and working area as well as office and/or showroom space. This use is not intended to permit warehousing or manufacturing that has high levels of truck activity. Loading docks shall be at the rear of the structure, shall be screened from view from street and neighboring uses, and loading ramps shall be a maximum of two feet (2') high to discourage tractor trailer use. Examples of uses include, but are not limited to, lighting/plumbing fixture showrooms, small merchandise assembly, and low intensity sales and distribution facilities. Gross floor area of each building used as "flex space" shall be a maximum of thirty thousand (30,000) square feet. Hours of operation shall be based on specific districts.

FLOODPLAIN: The relatively flat area or low land adjoining the channel of a river, stream, lake or other body of water which has been, or may be, covered by water of a flood of one percent (1%) chance in any given year. The floodplain includes the channel, floodway or floodway fringes, as established by Federal Emergency Management Agency (FEMA), pursuant to engineering practices of the U.S. army corps of engineers. Refer to Flood Control Code Chapter 10, Title 1.

FLOOR AREA, GROSS: The measure of total square footage of habitable space of a structure.

FOOD PRODUCTS, PROCESSING: The use of a site for producing, manufacturing, processing or storage of food products. The use includes, but is not limited to, bakery, beverages, coffee

roasting, ice, snacks, fruits, vegetables, spices, confectionery, and dairy products. Excluded uses are animal products, seafood, milling and refining.

FOOD STAND: A temporary, immobile structure, booth, stall, counter or the like operated by a vendor standing on or within the frame of the structure, booth, stall, counter or the like. Goods sold from a stand may include, but are not limited to, perishable and nonperishable food items, merchandise, and sundries. (See also definition of Temporary Use.)

FOOTPRINT: Area of the ground covered by a structure, including the foundation and all areas enclosed by exterior walls and/or footings.

FULL CUTOFF SHIELD: In its installed position, a light fixture with a full cutoff shield will not allow any direct light above a horizontal plane and no more than five percent (5%) of the total light output may come from the zone from fifteen degrees (15°) below the horizontal to the horizontal plane.

GARAGE: An enclosed accessory building designed for private storage or parking of noncommercial vehicles. A private garage attached to, or part of, the main building is considered to be part of the main use but may not be built prior to the primary structure.

GASOLINE, FUELING AND CHARGING STATION: An establishment known as a gasoline or fueling station primarily engaged in one of the following: a) retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline) b) electric charging stations; or c) retailing these fuels in combination with activities, such as providing repair services. May also include convenience stores.

GLARE: Light emitted from a fixture with intensity great enough to cause visual discomfort, eye fatigue, reduction in a viewer's ability to see, and in extreme cases, momentary blindness.

GOLF COURSE: An area of land laid out for the game of golf with a series of nine (9) or eighteen (18) holes, each including tee, fairway and putting green, and often one or more natural or artificial hazards, and which may include a driving range and clubhouse with restaurant and bar.

GOVERNMENT OFFICE: An enterprise or office authorized by a federal, state, local or foreign government to conduct public business and assistance as provided in applicable federal, state, or local code or constitution. (See definition of Public Or Quasi-Public Use.)

GRADE: The elevation of the natural or finished surface of the ground adjacent to the midpoint of any exterior wall of a building or structure.

GRAND OPENING: A promotional activity used by newly established businesses, within two (2) months after occupancy, to inform the public of their location and service available to the community. Grand opening does not mean an annual or occasional promotion of retail sales by a business.

GREENHOUSE: A building whose roof and sides are made largely of transparent or translucent materials and in which the temperature and humidity can be regulated for the cultivation of plants. This use is accessory to a residential or principally permitted use.

GREENHOUSE, COMMERCIAL: Any greenhouse used for the purpose of growing goods for wholesale or retail sales.

GROSS LAND AREA: The total area of the land being developed, exclusive of required street buffers and buffers between incompatible land uses. The calculation for required open space in residential subdivisions and multi-family residential development is based on the gross land area of the land being developed.

GUESTHOUSE/GRANNY FLAT/MOTHER-IN-LAW QUARTERS: An additional site built house on a lot or parcel of land that: is owned by the owner of the lot or parcel containing the owner's residence; does not have its own separate house number (address); has inhabitable space not greater than 50% of the footprint of the primary dwelling; and is located within or attached to the primary dwelling, as a detached structure, or above a detached structure, such as a garage. (See Secondary Dwelling Unit Specific Standards).

HARDSHIP: An unusual situation on an individual property that will not permit the property owner to enjoy the full utilization of their property as is enjoyed by others in the same district. A hardship can exist only when it is not self-created and is not financially based. Examples of hardship include unusual shape of the property, natural features, or other exceptional physical conditions on the property.

HEALTHCARE AND SOCIAL SERVICES: The use of a site for ambulatory healthcare services. Included in this use are offices of dentists; physicians; chiropractors; optometrists; mental health practitioners; physical, occupational and speech therapists; audiologists; outpatient care centers; family planning centers, medical and diagnostic laboratories, imaging centers, kidney dialysis centers; blood and organ banks.

HEIGHT: The vertical distance measured from finished grade to the top of the pole, structure, or tower, including the antenna. See also Building Height.

HELIPORT: A publicly or privately-owned area of land that is used or intended for the landing and takeoff of helicopters, including the necessary accessory structures of facilities for storing and maintenance of helicopters.

HILLSIDE DEVELOPMENT: Parcel, lot, tract, or other defined area of land that has a ground slope of ten percent (10%) or more.

HISTORIC PRESERVATION: The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and site significance in the history, architecture, archaeology or culture of this community, the state or the nation.

HISTORIC PROPERTY: Any building, structure, area or site that is significant in the history, architecture, archaeology or culture of this community, the state or the nation.

HOME OCCUPATION: An occupation, profession, activity, or use that is clearly an incidental and secondary use of a residential dwelling unit and that does not alter the exterior of the property or affect the residential character of the neighborhood. Must be approved by the HOA if applicable.

HOSPITAL: A medical institution licensed by the state that is devoted to the maintenance and operation of facilities for the medical or surgical care of patients twenty-four (24) hours a day and may include air transport facilities. The term hospital does not include healthcare and social services, nursing and residential care facility, or establishments that forcibly confine patients.

HOTEL/MOTEL: An establishment that provides lodging to the public for a fee as defined by Idaho Code 67-4711, excluding boarding houses, bed and breakfast establishments or short-term rentals as herein defined. This classification may include incidental eating or drinking services.

IMPACT AREA: The land established and adopted by ordinance by the city council, within the unincorporated area of the county, shown on the comprehensive plan future land use map and as defined in Idaho state code section 67-6509.

IMPERVIOUS SURFACE: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration or absorption by water. It includes surfaces such as compacted sand or clay as well as most conventionally surfaced streets, roofs, sidewalks and parking lots.

INDUSTRIAL UNIT: Any structure or land use which is used for the manufacture, processing, fabrication and testing of goods and materials and includes the production of power. It does not refer to the growing of agricultural products or the raising of livestock.

INDUSTRY, HEAVY: A. A use engaged in the basic processing and manufacturing of materials or products, predominately from extracted or raw materials;

B. A use engaged in storage or manufacturing processes using flammable or explosive materials;

C. Storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

INDUSTRY, INFORMATION: The use of a site for processing data. The use includes, but is not limited to, publishing industries such as newspapers, books, music, internet and software; recording and broadcasting studios; data processing centers, call centers, internet providers and other information systems.

INDUSTRY, LIGHT: A use engaged in the manufacture, processing, fabrication, assembly, treatment, and/or packaging of finished products or parts, predominantly from previously prepared materials.

INSTITUTION: An establishment which aids individuals in need of mental, therapeutic,

rehabilitative counseling or other correctional services.

JUNK: Discarded, used, or secondhand materials, including, but not limited to, used machinery, scrap copper, brass, iron, steel, other ferrous and nonferrous metals, tools, appliances, implements, vehicles or portions thereof, furniture, beds and bedding, rags, glass, plastic, cordage, rubber, building materials (excluding lumber), or other waste that has been abandoned from its original use and may be used again in its present or in a new form.

JUNKYARD: See definition of Vehicle Wrecking Yard/Junkyard.

KENNEL: Any lot or premises or portion, indoors or outdoors, on which more than four (4) dogs or cats are maintained, harbored, possessed, boarded, bred or cared for or kept for sale. See specific uses.

LABORATORY: A place for scientific research: Where research and testing is carried out.

LABORATORY, MEDICAL: An establishment where medical, dental, and optical equipment and supplies, or drugs and related chemicals are manufactured.

LAGOON: An open structure or containment area designed to treat liquid manure or sewage through biodegradation by bacteria.

LANDSCAPE MAINTENANCE: Watering, weeding, pruning, mowing, litter removal, pest control, and removal/repair of vandalism as needed to maintain a neat and orderly appearance.

LAUNDROMAT: A. An establishment that provides washing, drying, and/or ironing machines for hire;

B. An establishment that provides washing, drying and/or ironing services to walk-in retail customers.

LAUNDRY AND DRY CLEANING: An establishment that washes large quantities of laundry or dry cleaning for patrons, may also be combined with a laundromat.

LIGHT INDUSTRY: See definition of Industry, Light.

LIGHTING, DIRECT: Lighting, the source of which is visible to a viewer and/or which is reflected from the surface of a sign or building. This definition shall include exposed neon lights and tubing.

LIGHTING, INDIRECT OR INTERNAL: Lighting for which the source of light is located in such a manner that the light must travel through a translucent material other than the bulb or tube necessary to enclose the light source, which material has the effect of dispersing the light before it strikes the eye of the viewer.

LIVE/WORK UNIT: A unit or units consisting of both commercial/office and residential components and constructed as 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.

LIVING AREA: The area of a residential dwelling as measured in square feet, excluding the garage.

LOADING SPACE: Space, logically and conveniently located for pick-ups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles. Required off street loading space is not to be included as required off street parking space. All off street loading spaces shall be located totally outside of any street or alley right of way. Lighting associated with the use shall be directed away from any residential use or district.

LOT: A parcel of land and/or a portion of a subdivision, of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street or on an approved private street and may consist of:

A. A single lot of record;

B. A portion of a recorded subdivision or a property intended as a unit for transfer of ownership or for development.

LOT, COMMON: A lot held in common ownership among all owners of the subdivision and separate from individual building lots.

LOT, CORNER: A lot located at the intersection of two (2) or more streets.

LOT FRONTAGE: The front of the property, measured along the street from side property line to side property line. On corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage.

LOT, INTERIOR: A lot which abuts only one street.

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 may only be permitted upon approval from the Fire District.

LOT LINE, FRONT: The line separating the lot or parcel from the street on which it takes access, excluding alleys.

LOT LINE, REAR: The property line opposite and most distant from the front property line. Where the lot or parcel is irregular and the property lines converge, the rear property line shall be deemed to be a line at a point where the side property lines are not less than twenty feet (20') apart.

LOT LINE, SIDE: Any property line other than a front or rear property line. A property line

adjoining a street is called a street side property line. A property line adjoining another property is called an interior side property line.

LOT, NONCONFORMING: A parcel of land which was created prior to the provisions of the city of Star's Unified Development Code but was in compliance with the zoning and subdivision ordinance(s) that were in effect at the time such parcel was created.

LOT-LINE OR PARCEL BOUNDARY ADJUSTMENT: The adjustment of the boundary between properties where: a) the dimensions of the properties are not reduced below the minimum dimensional standards for the applicable district; b) there is no increase in the original number of properties; and c) no easements, public streets, private roads or publicly dedicated areas are affected.

MANAGEMENT COMPANY: A company conducting the operation, control, maintenance, and oversight of a residential or commercial development or subdivision, apartment or condominium community, or a build-to-rent community.

MANUFACTURED HOME: A. A dwelling constructed according to HUD/FHA construction and safety standards and as defined by Idaho Code section 39-4105.

B. A rehabilitated dwelling certified by the state of Idaho department of labor and industry, building safety division.

MANUFACTURED HOME PARK: A multi-family residential development developed exclusively for siting manufactured homes on individual spaces that are rented or leased.

MANUFACTURING PLANT: Shall include the processing, packaging, or assembly of products, and incidental storage, sales, and distribution of such products, but excluding those uses as defined in heavy industry.

MEATPACKING PLANT: An establishment maintained for canning, curing, smoking, salting, packing, freezing, storing or other similar uses in which meat products are processed for commercial sale.

MEDICAL CLINIC: A building used for the care, diagnosis, and treatment of persons who seek medical/surgical attention. This does not include medical care facilities which provide board, room or regular hospital services.

MINING, Pit or Quarry and Accessory Pits: Establishments that extract naturally occurring mineral solids, such as coal, gravel and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity. Water amenities, such as ponds, created as a part of an approved subdivision, shall be reviewed as an accessory pit, but shall not be considered mining, unless materials are removed from the project site.

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.

MOBILE HOME: A transportable structure suitable for year-round single-family occupancy and having water, electrical and sewage connections similar to those of conventional dwellings. This definition applies only to units constructed prior to June 15, 1976.

MONOPOLE: A cylindrical shaped pole, usually made of steel, that has no visible break in shape or appearance, other than tapering, which is secured to the ground in a manner to stand vertically upright.

MORTUARY: An establishment in which deceased human bodies are kept and prepared for burial or cremation.

MOTEL: See definition of Hotel/Motel.

MULTI-FAMILY DEVELOPMENT: Development where there are three (3) or more dwelling units or apartments located on the same property and held in single ownership. A multi-family dwelling may or may not be present on the property.

MULTI-FAMILY DWELLING: See definition of Dwelling, Multi-Family. A freestanding building composed of three or more separate living units, with each unit having its own bedroom, kitchen and bathroom facilities.

NEIGHBORING PROPERTIES: Abutting properties and any properties separated from the subject property solely by a roadway or dedicated easement. (See Transitional Lot.)

NONCONFORMING PROPERTY: A property that lawfully existed prior to the effective date of this title, but that does not now conform to the standards for the district in which it is located.

NONCONFORMING STRUCTURE: A structure that was lawfully constructed and/or existing prior to the effective date of this title but that does not conform to the standards for the district in which it is located.

NONCONFORMING USE: A use that lawfully existed prior to the effective date of this title but that does not now conform to the allowed uses for the district in which it is located. For the purposes of this title, nonconforming parking lot design and landscaping shall be deemed a nonconforming use.

NURSERY, GARDEN CENTER AND FARM SUPPLY: An establishment that primarily engages in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod. Also included are establishments primarily engaged in retailing farm supplies, such as animal feed. See also Building Materials.

NURSING AND RESIDENTIAL CARE FACILITY: The use of a site for providing assistance to individuals needed to perform the routines of daily life. The use includes, but is not limited to, children's treatment facility, assisted care, skilled nursing facility, residential care facility, and

drug and alcohol treatment facility. The number of rooms within such a facility are not to be calculated as residential density.

OFFICE SECURITY FACILITY: An establishment utilized by security personnel in the fulfillment of their job to protect local properties, businesses, individuals, and/or the community at large.

OPEN SPACE, DEVELOPED: An area of open land used for recreational opportunities and that provides either active or passive recreational facilities. The term shall not include streets, parking areas, unusable drainage areas as determined by the administrator, or structures for habitation.

OPEN SPACE, NATURAL: An area of open land, with little or no land disturbance, preserved, enhanced and/or restored in order to maintain the natural, scenic, ecological, cultural, hydrological, geological, or agricultural values of the land. Natural open space may include trails and park bench style seating; interpretive signage and kiosks for educational purposes; and agricultural activities.

OPEN SPACE, USABLE AREA: Among other useable open space areas as may be determined by the Council, the following areas shall be included into the calculation for "Usable Area of Open Space": Active recreational facilities, trails, pathways, park bench style seating, interpretive signage and kiosks for educational purposes, picnic areas, community gardens, courses or courts, children's play areas, dog play areas. Landscape buffer areas, not required pursuant to other sections of this title, may be considered, in part, as useable open space provided a pathway or other usable amenity is located within and incorporated into the buffer area. This shall include detached sidewalk buffers. Up to fifty percent (50%) of the total area of water bodies (i.e., ponds) within a development may be considered usable area provided only if there is a finding that the ponds employ active recreation capabilities such as fishing, rafting, canoeing, and the like and is available to all residents of the subdivision. All ponds shall be aerated. Irrigation ditches, drainage ditches and the like, shall not be considered water bodies and therefor shall not be a part of the usable open space area calculations, unless left as natural open space, as herein defined, and provided with either open style fencing, pathways, or both.

PARKING LOT/PARKING GARAGE: A site/building for parking vehicles for a fee.

PARKING SPACE, OFF STREET: An area adequate for parking an automobile with dimensions conforming to the requirements of this title.

PARKS, PUBLIC AND PRIVATE: A public or private open space that is primarily used for active recreation.

PAWNSHOP: An enclosed building where all business is conducted for the loaning of money, purchase, sale or exchange of used items. (See Specific Use Standards)

PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. The display of a single pennant, unattached to another, may be regarded as a type of

decorative flag.

PERSONAL AND PROFESSIONAL SERVICES: The use of a site for the provision of individualized services generally related to personal needs. Personal service uses include, but are not limited to, beauty and healthcare services such as salons, hair, nail and skin care, spa, and barbers; locksmiths; and repairs such as footwear and leather goods, and watches. Professional service uses include, but are not limited to architects, landscape architects and other design services; computer designers; consultants; accountants; lawyers; media advisors; photography studios; realtors and title companies.

PHARMACY: An establishment where medical prescriptions are filled and sold. An establishment where medical supplies, over the counter drugs, and a variety of other merchandise is sold.

PHOTOGRAPHIC STUDIO: An establishment or building utilized for the creation and/or production of pictures on photographic, reproduction or electronic media.

PLANNED UNIT DEVELOPMENT (PUD): Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

PORTABLE CLASSROOMS/MODULAR BUILDING: A building or building component, other than a manufactured home, which is constructed according to standards contained in the international building code, as adopted, which is of closed construction and is either entirely or substantially prefabricated or assembled at a place other than the building site, used for private/public education facilities.

POWER PLANT: An electricity generating facility regulated by the federal energy regulatory commission including, but not limited to, fossil fuel, geothermal, hydroelectric, biomass, solar and wind energy conversion facilities.

PRINCIPAL USE: The use of land or a structure allowed outright in a specific district as distinguished from an accessory or conditional use. Principal uses shall be subject to review through the CZC process.

PROCESSING PLANT: A building where the act of converting material from one form to another occurs.

PROFESSIONAL OFFICES: Offices and related spaces maintained and used as a place of business, such as doctors, dentists, engineers, attorneys, architects, accountants and other persons providing professional services.

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.

PUBLIC UTILITY YARD: A yard where facilities such as utility shops, garages, or storage areas are located that are owned and operated by a public utility.

RECREATIONAL VEHICLE: A portable structure primarily designed as temporary living accommodation for recreational, camping, and travel use and as defined in Idaho Code section 49-119.

RECREATIONAL VEHICLE PARK: A premises upon which two (2) or more parking sites are located, established, or maintained for occupancy by recreational vehicles for temporary use for recreation or vacation purposes. Density allowances of the specific zoning district shall not be used to calculate the number of parking sites for the park.

RECYCLING CENTER: An establishment that is not a junkyard and in which recoverable resource materials, such as paper products, glassware, and metal cans, are collected, sorted, flattened, crushed, or bundled within a completely enclosed structure prior to shipment to others who use such resource materials to manufacture new products.

RESEARCH ACTIVITIES: A use that has facilities or laboratories for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the facility.

RESTAURANT: A. The use of a site for the primary purpose of food preparation, having kitchen and cooking facilities, and where meals are regularly served to the public for compensation.

B. Establishments with a liquor and/or beer and wine license that includes a restaurant certificate and that meet the definition of restaurant as set forth in Idaho administrative code.

RETAIL STORE/RETAIL SALES AND SERVICES: The use of a site that offers merchandise to the public for monetary compensation. The use includes, but is not limited to, convenience stores; food stores; apparel and accessories stores; book, computer, and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; hobby, office supplies, stationery and gift stores; specialty stores; sporting goods; and used merchandise stores.

RETIREMENT HOME: A residential establishment shared by eight (8) or more persons, fifty-five (55) years or older, or their immediate family, where care and supervision are not provided.

SAND AND/OR GRAVEL YARD: A commercial establishment where sand and gravel, soil and soil blends, decorative rock and aggregate are produced, and/or washed and/or sold. See also Mining.

SELF-SERVICE USES: Any commercial use in which there is not an attendant on the site

during all hours of operation, including, but not limited to, automated teller machines, laundromats, vehicle washing, fuel sales facilities, and storage facilities.

SETBACK LINE: The minimum required distance between the property line and the nearest structure. See figure 8-1E-2.

SHOOTING RANGE: Any facility designed and operated for the safe practice of shooting rifles, shotguns, pistols, black powder devices, archery or any other similar device, which may include any accessory uses and structures normally associated with this activity.

SHOPPING CENTER: A group of three (3) or more retail sale 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.

SHORT-TERM RENTAL: A short-term rental refers to the rental of part or all of any legally permitted dwelling unit for fewer than 30 consecutive days. Also referred to as an Airbnb, VRBO or a hostel.

SITE PLAN: A plan, to scale, showing existing and proposed uses, structures and improvements proposed for a property as required by the regulations involved. Such plans include property lines, streets, driveways, parking, building sites, landscaping, open space, and utility easements.

SOIL STABILIZATION: The state of having sufficient vegetation and gradual slopes to prevent soil erosion and sedimentation onto adjacent features such as streets, sidewalks, driveways, parking areas, lawns, or water bodies.

SOLID WASTE TRANSFER STATION: The use of a site for the collection and temporary storage of solid waste for subsequent transport to a permanent disposal location.

STABLE: An equine boarding facility in which horses, and sometimes other large types of livestock, are kept. The facility may include, but is not limited to, a barn, riding arena(s) and/or pasture facilities.

STORAGE FACILITIES, OUTDOOR: The commercial use of a site where equipment, registered vehicles, inventory, supplies, or other similar items are stored, including a building with a roof but without walls completely enclosing the building.

STORAGE FACILITY, SELF-SERVICE: A structure or group of structures with a controlled access and fenced compound that contains individual, compartmentalized, or controlled units that are leased or sold to store material (including, but not limited to, goods, wares, merchandise, or vehicles) and may include an area of outdoor storage for vehicles and equipment. As a part of this use, a dwelling unit or caretaker's unit, which may include an office, shall be permitted for a person or persons hired to manage the property.

STREET FRONTAGE: The distance measured along the property line, which fronts upon a street or alley or other principal thoroughfare that provides vehicular access to a property.

STROBE LIGHT: An attention getting device that emits a repetitive light; independent of, or as part of a sign. For the purposes of this code, strobe light shall not be considered an animated sign.

SUBDIVISION: A. The division of a lot or parcel of land, into two (2) or more lots for the purpose of conveyance of ownership or for building development; and the recorded plat thereof; or

B. The platting of one lot or parcel for the purposes of remedying a prior illegal division of property or as deemed appropriate by the administrator and/or city engineer.

SWIMMING POOL COMMERCIAL/PUBLIC: An artificial pool of water intended for recreation by human beings, including all pertinent equipment. This includes a public or private facility that charges a fee to use the pool and the pool meets all health requirements.

TELEVISION STATION: A facility that broadcasts audio and video over the airwaves, which is properly licensed. This does not include the transmission tower.

TEMPORARY LIVING QUARTERS: A "manufactured home" as herein defined, permitted as a temporary dwelling for a member of the immediate family on the same property as the principal permitted use. May also be considered as a temporary living use in an existing dwelling while a new dwelling is being constructed on the same property, provided that once a new dwelling is completed and prior to an occupancy permit, the temporary livings quarters is removed.

TEMPORARY USE: The use of a site on a seasonal basis and for a short period of time. The use includes, but is not limited to, Christmas tree lots, construction buildings, firework stands, food service vehicles, model homes, produce stands, snow cone stands, and pumpkin stands.

TERMINAL, FREIGHT OR TRUCK: The use of a site where freight brought by truck or rail is transferred. The use may include the storage or repair of trucks or railcars. The use excludes the long term or permanent storage of freight.

TRANSITIONAL LOT OR PROPERTY: The size of a new residential lot when being proposed adjacent to an established residential use. The ratio for lots adjacent to properties shall be determined on a case by case basis, when considering the size of the development potential for the existing use. This shall not be required if separated by an existing roadway or large canal where the distance between new structures and existing structures equal or exceed 100 feet.

TOWER, LATTICE: A tower made of an open metal framework consisting of strips of metal overlapped in a pattern to achieve strength and height.

TRAILER: A vehicle without motor power designed for carrying persons or property on its own structure and to be drawn by a vehicle with motor power. The term "trailer" shall include coach, boat trailer, semitrailer, travel trailer, or utility trailer.

TREES, CLASS I, II, III: The classes of trees are defined for the purposes of this title by the

“Tree Guide” as provided by Boise City and the 2018 Treasure Valley Tree Selection Guide (or most recent version). In general, class I trees are smaller ornamental trees, class II trees are medium/large trees appropriate for street tree planting, and class III trees are very large trees.

TRUCK: A motor vehicle exceeding eight thousand (8,000) pounds' gross weight designed, used or maintained primarily for the transportation of commercial property.

TRUCK STOP: An establishment that sells and supplies motor fuel, lubricating oils, tires, and/or grease to on premises trade, primarily to trucking industry. This use may also include accessory vehicle repair shops, vehicle washing facilities, convenience store and/or restaurant.

TURF FARM: A property for agricultural use that is five (5) acres in size or greater and is used for the purpose of growing turf.

UPLIGHTING: Lighting that is directed in such a manner as to shine light rays onto a solid surface, including a building or sign

USE, CHANGE OF: A change of use shall include, but not be limited to, an expansion, alteration, or change in occupancy.

UTILITY: Electrical, natural gas, water, wastewater, sewer, telephone, satellite and cable services and facilities.

VARIANCE: A relief from development standards as allowed by this title and as enabled by Idaho Code section 67-6516.

VEHICLE: Shall include, but not limited to, automobile, truck, motorcycle, recreational vehicle, or as otherwise defined in Idaho Code section 49-123 which includes every device in, upon, or by which any person or property is or may be transported or drawn (e.g., travel trailers) upon a public highway, excepting devices moved by human power or used exclusively upon stationary rails or tracks. This shall include electric scooters.

VEHICLE, COMMERCIAL: Any currently licensed and operable motor vehicle, as defined by Idaho Code section 49-123.

VEHICLE EMISSION TESTING: A mobile or stationary area where vehicle emissions testing is performed as required by the state of Idaho (see also definition of Temporary Use).

VEHICLE IMPOUND YARD: The use of a site for the temporary storage of vehicles to be claimed by the owners. Shall not be used as a vehicle repair or wrecking yard.

VEHICLE, INOPERABLE: A vehicle that cannot move under its own power or does not meet the minimum legal requirements necessary for the motor vehicle to be operated in a safe and lawful manner upon the roadways and highways in the state of Idaho, as set forth in Idaho Code title 49.

VEHICLE REPAIR, MAJOR: The use of a site for major vehicle rebuilding or reconditioning. The use includes engine rebuilding; major reconditioning of worn or damaged motor vehicles; and collision service, including body, frame, or fender straightening or repair.

VEHICLE REPAIR, MINOR: The use of a site for minor vehicle maintenance and repair. The use includes vehicle repair garages, muffler shops, tire sales and installations, transmission shops, and wheel and brake shops.

VEHICLE SALES OR RENTAL AND SERVICE: The sale, trade, or lease of new or used vehicles in operating condition and any repair work or minor service. Repair work or minor service shall include, but not be limited to, replacement of parts (e.g., tires, shocks, brakes, mufflers, windshields, radiators, upholstery), oil change, minor engine repair, tune up, and accessory sales of replacement parts. Any operation specified under the definition of "vehicle repair, major" is excluded.

VEHICLE WASHING FACILITY: The use of a site where a vehicle may be washed, waxed, detailed, or vacuumed by the owner of the vehicle or employees on the site.

VEHICLE WRECKING YARD/JUNKYARD/SALVAGE YARD: Any area, lot, land, or parcel where two (2) or more vehicles without current registration or two (2) or more inoperable or dismantled vehicles that are not in operating condition (or parts thereof) are stored, dumped, dismantled, partially dismantled or wrecked; or as defined by Idaho Code section 40-111, the use of a site that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, garbage dumps and sanitary fills. The following uses are excluded from this definition: agricultural equipment on a "farm" as herein defined and vehicles stored or dismantled within a completely enclosed structure.

Property whereupon junk, waste, vehicles, discarded or salvaged materials/parts are primarily stripped of parts in preparation for future storage, destruction, or rebuilding. This connotes that vehicles within such areas are inoperable either physically and/or legally (i.e., licensed and registered). While, expectedly, storage of items will occur by nature of this kind of use, this use classification/definition does not expect that such will become the primary activity conducted from the site. Specific examples of such uses include, but are not limited to, the following: automobile wrecking yards.

VETERINARY OFFICE: See definition of Animal Care Facility.

VICINITY MAP: A drawing which sets forth by dimensions or other means the relationship of the proposed developments to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the subject property.

VINEYARD: A property in agriculture that is five (5) acres in size or greater, used for the purpose of growing and cultivating grapevines. See also wineries.

VISION TRIANGLE: The boundaries of an area at the intersection of: a) two (2) public streets; b) the intersection of a public street and driveway; c) the intersection of a public street and alley;

or d) at the crossing of a railroad over a street, where visual observations are limited and specified by this title for the purpose of protecting public health and safety. This shall be defined by the highway authority having jurisdiction.

WALKWAY: A public way for nonvehicular use only, whether or not along the side of a road.

WALL AREA: The total square footage of an exterior wall and determined by multiplying the total linear elevation of the building (or the leased portion thereof) by the distance from the roofline to pedestrian grade.

WAREHOUSE AND STORAGE: A structure used primarily for storing materials and/or freight, including, but not limited to, goods, wares, merchandise, or vehicles.

WATER AMENITY: Any body of water either natural or manmade, which either exists or is proposed to be improved as a part of the development, in which its banks in all places adjacent to and located on said development are no steeper than one foot (1') vertical per every four feet (4') horizontally (1:4) and which has a depth and velocity in all places adjacent to and located on said development such that the product of the maximum depth (feet) multiplied by the peak velocity (feet per second) does not exceed four (4).

WHOLESALE SALES: The use of a site for selling, distributing, or brokering merchandise to retailers, business users, or other wholesalers. This use can include incidental retail sales to the general public.

WINERY: The use of a site that manufactures alcoholic beverages from the fermented juice of grapes, fruits or other liquid bearing plants. The use may include the ancillary sale or dispensing of beverages by the drink or glass and including retail sales to the general public. See also vineyard.

WIRELESS COMMUNICATION FACILITY: A steel monopole, guywire tower, lattice tower or other similar structure designed to support directional antennas, parabolic dishes or antennas, microwave dishes, in addition to associated ground equipment and other similar equipment used in the wireless communications industry.

WOODWORKING SHOP: An establishment where wood is modified into finished product to be sold.

YARD, FRONT: A yard extending between the side lot lines across the front of a lot and from the front lot line to the front of the principal building.

YARD, REAR: An area extending across the full width of the property and lying between the rear property line and the nearest line of the principal structure. See figure 8-1E-2.

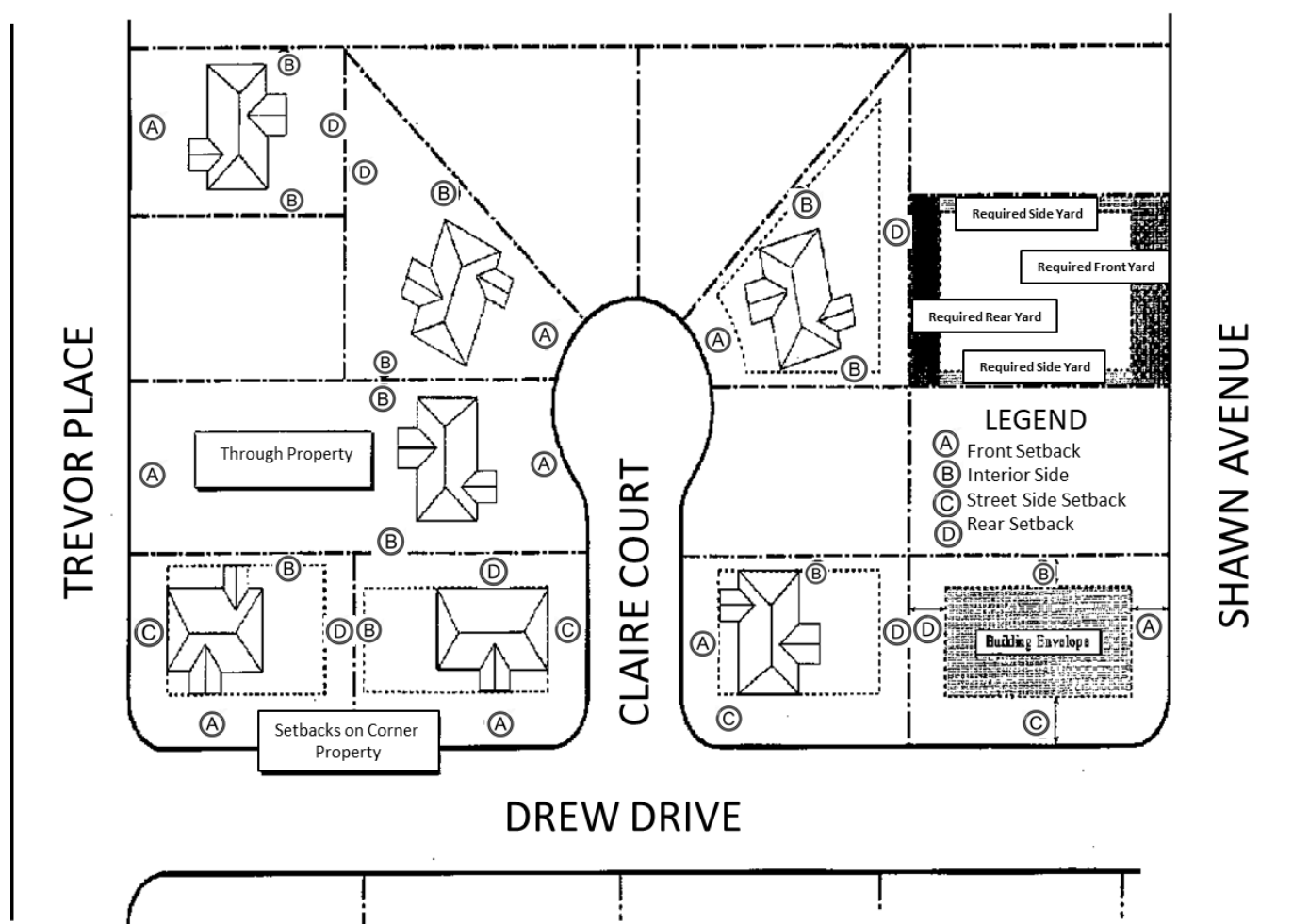
YARD, REQUIRED: An area that extends along a property line to a depth or width specified in the setback regulations for the district in which the property is located. See figure 8-1E-2.

YARD, SIDE: An area extending from the front yard to the rear yard between the side property line and the nearest line of the principal structure. See figure 8-1E-2.

YARD, STREET: An area extending across the full width of the property and lying between the front property line and the nearest line of a principal structure. See figure 8-1E-2.

YARD SALE: The sale of household or personal articles (as furniture, tools, or clothing) held on the seller's own premises. Yard sales are limited to one sale per month, lasting no longer than three (3) days. Yard sales are not commercial activities.

8-1E-2: FIGURE - SETBACKS, REQUIRED YARDS AND PROPERTY TYPE



CHAPTER 2

NONCONFORMING PROPERTY, USE OR STRUCTURE

8-2-1: PURPOSE:

8-2-2: APPLICABILITY:

8-2-3: NONCONFORMING PROPERTY:

8-2-4: NONCONFORMING USE:

8-2-5: NONCONFORMING STRUCTURE:

8-2-6: VIOLATIONS:

8-2-1: PURPOSE:

The purpose of this article is to allow any nonconforming property, use, or structure that lawfully existed prior to the effective date () to continue until they are removed, but not to encourage their continuation. It is further the intent of this article that nonconforming uses or structures shall not expand or extend the nonconforming aspect of the property, use, or structure, unless approved subject to a conditional use permit as set forth in this title.

8-2-2: APPLICABILITY:

These regulations shall apply to any lawfully existing nonconforming property, use, or structure in any district, except: in the event that a property, use, or structure that was deemed nonconforming under past regulations now complies with the standards of this title, such property, use, or structure shall be deemed conforming.

8-2-3: NONCONFORMING PROPERTY:

A. The nonconforming property shall not be diminished in size.

B. Any property reduced by governmental action that reduces an existing conforming parcel below the required property size shall be deemed as a conforming property for the purpose of development. To be deemed a conforming property, the owner or applicant shall submit documents to the administrator proving the following:

1. The property was in compliance with the minimum property size requirement of the applicable district prior to the decrease in property size; and
2. The decrease in property was caused by acquisition through prescription, purchase, or other means by the transportation authority, a utility company or corporation under the jurisdiction of the Idaho public utilities commission, or other local, state, or federal agency.

8-2-4: NONCONFORMING USE:

A. The nonconforming use may continue as long as the use remains lawful and is not expanded or extended, subject to the following provisions:

1. Alteration: No existing structure containing a nonconforming use may be enlarged, extended, constructed, reconstructed, moved or structurally altered except: a) through the approval of a

conditional use permit in accord with the procedures set forth in this title; or b) where the use of the structure is changed to a conforming use.

2. Extension: A nonconforming use may be extended to occupy additional land area only through the approval of a conditional use permit in accord with the procedures set forth in this title.

B. If a nonconforming use has ceased for twelve (12) consecutive months or has been replaced with a conforming use, the nonconforming use shall be deemed abandoned and shall not be reestablished.

C. A nonconforming use or structure housing a nonconforming use that is damaged more than fifty percent (50%) of its current assessed taxable value by fire, flood, explosion, wind, earthquake, war, riot, calamity, or other catastrophic event, shall comply with this title upon reconstruction. If the damage to the nonconforming use or structure housing the nonconforming use is fifty percent (50%) or less of its current assessed taxable value, the nonconforming use may continue, provided that the nonconforming use commences within twelve (12) months of the event.

8-2-5: NONCONFORMING STRUCTURE:

A. Nonconforming structures may be enlarged, repaired or modified, with approval of a conditional use permit, provided that the additions or modifications to the structure conform to the requirements of this title.

B. A nonconforming structure that is damaged more than fifty percent (50%) of its current assessed taxable value by fire, flood, explosion, wind, earthquake, war, riot, calamity, or other catastrophic event, shall comply with this title upon restoration or reconstruction. If the damage to the nonconforming structure is fifty percent (50%) or less of its current assessed taxable value, the structure may be restored or reconstructed, provided that restoration or reconstruction commences within twelve (12) months of the event.

C. Structures listed on the national register of historic places shall be exempt from the regulations of this section.

8-2-6: VIOLATIONS:

Properties, uses, or structures that were in violation of previous land use regulations and that remain a violation under this title shall be considered continuing violations.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A

DISTRICTS ESTABLISHED

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

8-3A-2: OFFICIAL ZONING MAP:

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

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

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:

(A) AGRICULTURAL DISTRICT: To provide for agricultural use with parcels that are 5 acres or larger in size. May include active agriculture, viticulture, equestrian, and residential. Uses include native open space and active farmland. The agricultural land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. Density may be limited due to the limited availability of infrastructure. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department. Easements of at least 20-feet in width shall be provided where determined necessary for the future extension of water and sewer mains. Modified street sections and a reduction in light pollution (by reducing or eliminating lighting standards) may be offered for a more rural feel. Private streets may be permitted in this district for access to newly subdivided or split property. This district does allow for some commercial uses as specified in 8-3A-3.

(RR) RURAL-RESIDENTIAL DISTRICT: To provide for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star’s rural feel. Huge manicured “Rural Residential” lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of small-scale crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street

sections and a reduction in light pollution (by reducing or eliminating lighting standards) may be offered for a more rural feel. Private streets may be permitted in this district for access to newly subdivided or split property. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department. Easements of at least 20-feet in width shall be provided where determined necessary for the future extension of water and sewer mains. This district does allow for some commercial uses as specified in 8-3A-3.

(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.

(RC) RIVERFRONT CENTER: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, small-scale retail, restaurants, offices, entertainment, and high-density residential within the comprehensive plan area designated as Riverfront Center. The Riverfront Center is planned to be a vibrant mixed-use center for the community that builds off River access and connection north to Main Street, the Riverwalk Park, and the River House. High density housing is encouraged on the upper floors of buildings and at the fringes of the land use designation. The focus of the Riverfront Center is a large-scale community civic space and gathering area at the Boise River edge. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. This zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Riverfront Center is not being used simply to justify high density residential use. High-density residential uses should be part of the Riverfront Center though may not exceed thirty percent (30%) of the overall size of the development.

(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.

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

(C-2) GENERAL BUSINESS 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.

(LO) LIMITED OFFICE DISTRICT: To provide for the establishment of groupings of professional, research, executive, administrative, accounting, clerical, limited commercial and similar uses. Development shall not be traffic intensive and research facilities shall not involve heavy testing operations of any kind. The L-O district is designed to act as a buffer between other more intense nonresidential uses and residential uses and is thus a transitional use.

(LI) LIGHT INDUSTRIAL DISTRICT: To provide for manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, contractors yards, and similar uses. Limited office and commercial uses may be permitted as ancillary uses. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare.

(PS) PUBLIC/SEMIPUBLIC: To provide for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices and utilities. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

(MU) MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Residential uses may be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

P(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-P), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

(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-2: OFFICIAL ZONING MAP:

The boundaries of the districts are shown on the official zoning map of the city of Star. The official zoning map is made a part of this title, as well as such other map or maps that are duly adopted. Said official zoning maps properly attested, shall be placed and remain on file in the office of the Star city clerk.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

- A. Permitted uses and accessory uses shall be reviewed in accord with this title. It shall be unlawful and a violation of this title for any person to conduct any permitted use in any district, unless such person first obtains each applicable permit from the city.
- B. Uses that are listed as C shall be subject to a conditional use permit approval through the public hearing process. Conditional uses shall be approved in accord with the procedures and regulations for conditional uses set forth in this title. It shall be unlawful and a violation of this title for any person to conduct any conditional use in any district, unless such person shall first obtain a conditional use permit approval through the public hearing process from the city.
- C. The administrator shall interpret the appropriate district for land uses not specifically mentioned by determining the district in which similar uses are permitted. If the administrator determines that a proposed use is not specifically mentioned and is not similar to any specifically mentioned use the administrator shall determine that the use is prohibited.
- D. When submitting a CUP, PUD or development agreement for a mixed-use zone, or for multiple conditional uses on one site, all uses that are contemplated for the development shall be identified with the application and shall be reviewed by the council to determine which may be permitted, which should remain as conditional uses and which should be prohibited. A development agreement may be used in lieu of a conditional use permit application or a PUD application if the council makes the findings as otherwise required.
- E. 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 in lieu of a PUD.

F. As of the adoption of this ordinance the Rural transitional district zone (RT) has been eliminated for new zoning. Properties with a Rural transitional zoning designation (RT) on the effective date of this ordinance shall be considered nonconforming use properties subject to the nonconforming use regulations herein, and shall automatically revert to Rural Residential (RR) for the purpose of zoning until a time that they are rezoned to a district that meets the adopted Comprehensive Plan Land Use Map.

ZONING DISTRICT USES

<u>ZONING DISTRICT USES</u>											
USES	A	R-R RR	R	CBD	C-1	C-2	L-O LO	LI	Section 7, Item C.		
Accessory structure - Residential or Commercial	A	A	A	N/C	A	A	A	A	A	C/P	<u>A</u>
Adult business/adult entertainment	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Agriculture, forestry, fishing	P	P	N	N	N	N	N	N	N	N	<u>N</u>
Airport	C	N	N	N	N	N	N	C	N	N	<u>N</u>
Animal care facility 1	P	C	N	C	P	P	P	P	N	C	<u>N</u>
Artist studio1	P	P	N	P	P	P	P	P	P	P	<u>P</u>
Arts, entertainment, recreation facility1	C	N	N	P	C	P	P	C	P	C	<u>P</u>
Asphalt plant 1	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Auction facility	N	N	N	N	N	C	N	C	N	C	<u>N</u>
Automated Teller Machine (ATM) 1	N	N	N	A	A	A	A	A	A	A	<u>A</u>
Automotive hobby 1	A	A	A	N	N	N	N	A	N	A	<u>N</u>
Automotive mechanical/electrical repair and maintenance	N	N	N	C	C	P	N	P	N	C	<u>N</u>
Bakery- Retail or Manufacturing	N	N	N	P	P	P	P	P	N	P/C	<u>P</u>
Bar/tavern/lounge/drinking establishment	N	N	N	P	C	P	C	C	N	C	<u>P</u>
Barbershop/styling salon	N	N	N	P	P	P	P	N	N	P	<u>P</u>
Bed and breakfast	P	P	N	P	P	P	N	N	N	C	<u>C</u>
Beverage bottling plant	N	N	N	N	N	N	N	P	N	N	<u>N</u>
Boarding house	C	C	C	N	N	N	N	N	N	C	<u>C</u>
Brewery/Distillery	N	N	N	P	C	P	N	P	N	C	<u>P</u>
Brewpub/Wine Tasting	A	A	N	P	C	P	C	C	N	C	<u>P</u>
Building material, garden equipment and supplies	N	N	N	P	C	P	C	P	N	C	<u>C</u>
Campground/RV park 1	C	N	N	N	N	N	N	N	N	C	<u>N</u>
Caretaker Unit 1	A	A	A	N	A	A	N	N	A	A	<u>A</u>
Cement or clay products manufacturing	N	N	N	N	N	N	N	P	N	N	<u>N</u>
Cemetery 1	C	C	N	N	N	N	N	N	P	N	<u>N</u>
Chemical manufacturing plant 1	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Child Care center (more than 12) 1	N	C	N	C	C	C	C	N	N	C	<u>N</u>
Child Care family (6 or fewer) 1	A	A	A	A	A	A	A	N	N	A	<u>C</u>
Child Care group (7-12) 1	C	C	C	C	C	C	C	N	N	C	<u>C</u>
Child Care-Preschool/Early Learning1	N	C	C	C	C	C	C	N	N	C	<u>C</u>
Church or place of religious worship1	P	P	C	N	P	P	P	N	C	P	<u>N</u>
Civic, social or fraternal organizations	C	N	N	P	P	P	P	N	N	C	<u>C</u>

	<u>A</u>	<u>RR</u>	<u>R</u>	<u>CBD</u>	<u>C-1</u>	<u>C-2</u>	<u>LO</u>	<u>LI</u>	<u>PS</u>	<u>MU</u>	<u>RC</u>
Concrete batch plant ¹	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Conference/convention center	N	N	N	P	P	P	P	C	C	C	<u>C</u>
Contractor's yard or shop ¹	C	C	N	N	N	N	N	C	N	N	<u>N</u>
Convenience store	N	N	N	P	C	P	P	P	N	C	<u>C</u>
Dairy farm	C	N	N	N	N	N	N	N	N	N	<u>N</u>
Drive-through establishment/drive-up service window ¹	N	N	N	<u>P-C</u>	<u>P-C</u>	<u>P-C</u>	C	C	N	C	<u>N</u>
Dwelling:											
Multi-family ¹	N	N	C	N	N	N	N	N	N	C	<u>C</u>
Secondary ¹	A	A	A	N	N	N	N	N	N	C	<u>C</u>
Single-family attached	N	N	P	N	N	N	N	N	N	C	<u>N</u>
Single-family detached	P	P	P	N	N	N	N	N	N	C	<u>N</u>
Two-family duplex ¹	N	N	P	N	N	N	N	N	N	C	<u>N</u>
Live/Work Multi-Use ¹	N	N	N	C	N	N	N	N	N	C	<u>C</u>
<u>Single-family Build-to-Rent ¹</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
Educational institution, private	C	C	C	C	C	C	C	N	N	C	<u>C</u>
Educational institution, public	C	C	C	C	C	C	C	N	C	C	<u>C</u>
Equipment rental, sales, and services	N	N	N	C	C	P	N	P	N	C	<u>N</u>
Events Center, public or private (indoor/outdoor)	C	C	N	C	C	C	N	C	C	C	<u>C</u>
Fabrication shop	N	N	N	N	N	P	N	P	N	N	<u>N</u>
Farm	P	P	N	N	N	N	N	N	N	N	<u>N</u>
Farmers' or Saturday market	C	C	N	C	C	C	C	C	C	C	<u>P</u>
Feedlot	N	N	N	N	N	N	N	N	N	N	<u>N</u>
Financial institution	N	N	N	P	P	P	P	P	N	C	<u>C</u>
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	<u>N</u>
Flammable substance storage	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Flex Space	N	N	N	N	C	P	C	P	N	C	<u>N</u>
Food products processing	C	N	N	N	C	C	N	P	N	N	<u>N</u>
Fracking	N	N	N	N	N	N	N	N	N	N	<u>N</u>
Gasoline, Fueling & Charging station with or without convenience store ¹	N	N	N	C	C	P	C	P	N	C	<u>N</u>
Golf course/ <u>Driving Range</u>	C	C	C	N	C	C	C	C	C	C	<u>N</u>
Government office	N	N	N	P	P	P	P	P	P	C	<u>P</u>
Greenhouse, private	A	A	A	N	N	N	N	N	N	A	<u>N</u>
Greenhouse, commercial	P	C	N	N	C	P	N	P	N	C	<u>N</u>
Guesthouse/granny flat	P	P	C	N	N	N	N	N	N	C	<u>C</u>

	<u>A</u>	<u>RR</u>	<u>RR</u>	<u>RR</u>	<u>CB</u>	<u>RR</u>	<u>E</u>	<u>RR</u>	<u>CB</u>	<u>RR</u>	<u>RR</u>	<u>RR</u>
Healthcare and social services	N	N	N	P	P	P	P	P	P	N	C	<u>C</u>
Heliport	C	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Home occupation 1	A	A	A	A	N	N	N	N	N	N	A	<u>P</u>
Hospital	N	N	N	P	C	P	P	C	N	C	<u>N</u>	
Hotel/motel	N	N	N	C	C	P	N	C	N	C	<u>C</u>	
Ice manufacturing plant	N	N	N	N	N	N	N	P	N	N	<u>N</u>	
Industry, information—	N	N	N	P	P	P	P	P	N	C	N	
Institution	N	N	N	C	C	P	N	N	C	C	<u>C</u>	
Junkyard	N	N	N	N	N	N	N	C	N	N	<u>N</u>	
Kennel	C	C	N	N	N	C	N	C	N	C	<u>N</u>	
Laboratory	N	N	N	P	P	P	P	P	N	C	<u>N</u>	
Laboratory, medical	N	N	N	P	P	P	P	P	N	C	<u>N</u>	
Lagoon	N	N	N	N	N	N	N	C	C	N	<u>N</u>	
Laundromat	N	N	N	P	P	P	P	P	N	P	<u>C</u>	
Laundry and dry cleaning	N	N	N	P	P	P	P	P	N	C	<u>C</u>	
Library	N	N	N	P	P	P	P	N	P	N	<u>C</u>	
Manufactured home 1	P	P	P	N	N	N	N	N	N	C	<u>N</u>	
Manufactured home park 1	N	N	C	N	N	N	N	N	N	N	<u>N</u>	
Manufacturing plant	N	N	N	N	N	C	N	C	N	N	<u>N</u>	
Meatpacking plant	C	N	N	N	N	N	N	C	N	N	<u>N</u>	
Medical clinic	N	N	N	P	P	P	P	N	N	P	<u>P</u>	
Mining, Pit or Quarry (excluding accessory pit) 1	C	N	N	N	N	N	N	C	N	N	<u>N</u>	
Mining, Pit or Quarry (for accessory pit) 1	A	A	A	A	A	A	A	A	A	A	<u>N</u>	
Mortuary	N	N	N	N	C	P	N	P	N	C	<u>N</u>	
Museum	C	N	N	P	P	P	P	N	P	P	<u>P</u>	
Nursery, garden center and farm supply	N	N	N	C	P	P	P	P	N	C	<u>N</u>	
Nursing or residential care facility 1	N	N	C	C	P	P	P	N	N	C	<u>C</u>	
Office security facility	N	N	N	P	P	P	P	P	N	C	<u>N</u>	
Parking lot/parking garage (commercial)	N	N	N	C	C	C	C	C	C	C	<u>P</u>	
Parks, public and private	P	P	P	P	P	P	P	P	P	P	<u>P</u>	
Pawnshop	N	N	N	P	P	P	P	P	N	P	<u>N</u>	
Personal and professional services	N	N	N	P	P	P	P	P	N	P	<u>P</u>	
Pharmacy	N	N	N	P	P	P	P	P	N	P	<u>P</u>	

	<u>A</u>	<u>RR</u>	<u>R</u>	<u>CBD</u>	<u>C-1</u>	<u>C-2</u>	<u>LO</u>	<u>LI</u>	<u>PS</u>	<u>MU</u>	<u>RC</u>
Photographic studio	N	N	N	P	P	P	P	P	N	P	<u>P</u>
Portable classroom/modular building (for private & public Educational Institutions) ¹	C <u>P</u>	C <u>P</u>	C <u>P</u>	C <u>P</u>	C <u>P</u>	C <u>P</u>	C <u>P</u>	N	C <u>P</u>	C <u>P</u>	<u>N</u>
Power plant	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Processing plant	C	N	N	N	N	N	N	C	N	N	<u>N</u>
Professional offices	N	N	N	P	P	P	P	P	N	C	<u>P</u>
Public infrastructure; Public utility major, minor and yard ¹	C	C	C	C	C	C	C	C	C	C	<u>N</u>
Public utility yard	C	N	N	N	C	C	N	P	C	N	<u>N</u>
Recreational vehicle dump station	N	N	N	N	C	C	N	C	N	A	<u>N</u>
Recycling center	N	N	N	N	C	C	N	P	N	N	<u>N</u>
Research activities	A	N	N	P	P	P	P	P	N	C	<u>C</u>
Restaurant	N	N	N	P	C	P	P	C	N	C	<u>P</u>
Retail store/retail services	N	N	N	P	C	P	P	P	N	C	<u>P</u>
Retirement home	N	N	C	C	C	N	C	N	N	C	<u>C</u>
Riding Arena or Stable, Private/ Commercial	P/C	P/C	C/N	N	N	N	N	N	N	N	<u>N</u>
Salvage yard	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Sand and gravel yard	C	N	N	N	N	N	N	P	N	N	<u>N</u>
Service building	C	N	N	P	P	P	N	P	N	C	<u>N</u>
Shooting range (<u>Indoor/Outdoor</u>)	C	N	N	C/N	C/N	C/N	N	C	N	C/N	<u>N</u>
Shopping center	N	N	N	P	C	P	N	N	N	C	<u>N</u>
Short Term Rentals ¹	A	A	A	A	N	N	N	N	N	A	<u>A</u>
Solid waste transfer station	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Storage facility, outdoor (commercial) ¹	C	N	N	N	C	P <u>C</u>	N	P <u>C</u>	N	C	<u>N</u>
Storage facility, self-service (commercial) ¹	C	N	N	N	C	P <u>C</u>	N	P <u>C</u>	N	C	<u>N</u>
Swimming pool, commercial/public	N	N	N	P	P	P	P	P	P	P	<u>C</u>
Television station	N	N	N	N	N	C	N	C	N	C	<u>C</u>
Temporary living quarters ¹	P	P	C	N	N	N	N	N	N	N	<u>N</u>
Terminal, freight or truck ¹	N	N	N	N	N	C	N	P	N	N	<u>N</u>
Truck stop	N	N	N	N	N	C	N	P	N	C	<u>N</u>
Turf farm	P	P	N	N	N	N	N	N	C	N	<u>N</u>
Vehicle emission testing ¹	N	N	N	P	P	P	P	P	N	C	<u>N</u>
Vehicle impound yard ¹	N	N	N	N	N	N	N	P	N	N	<u>N</u>

	<u>A</u>	<u>RR</u>	<u>R</u>	<u>CBD</u>	<u>C-1</u>	<u>C-2</u>	<u>LO</u>	<u>LI</u>	<u>PS</u>	<u>MU</u>	<u>RC</u>
Vehicle repair, major ₁	N	N	N	N	C	P	N	P	N	C	<u>N</u>
Vehicle repair, minor ₁	N	N	N	C	C	P	N	P	N	C	<u>N</u>
Vehicle sales or rental and service ₁	N	N	N	C	C	P	N	P	N	C	<u>N</u>
Vehicle washing facility ₁	N	N	N	C	C	P	N	P	N	C	<u>N</u>
Vehicle wrecking, junk or salvage yard ₁	N	N	N	N	N	N	N	C	N	N	<u>N</u>
Veterinarian office	P	C	N	C	P	P	P	P	N	C	<u>P</u>
Vineyard	P	P	N	N	N	N	N	C	N	C	<u>N</u>
Warehouse and storage	N	N	N	N	N	P	C	P	N	C	<u>N</u>
Wholesale sales	N	N	N	C	P	P	C	P	N	C	<u>N</u>
Winery	P	C	N	N	N	C	N	P	N	C	<u>P</u>
Wireless communication facility ₁	C	C	C	C	C	C	C	C	C	C	<u>N</u>
Woodworking shop	N	N	N	N	N	P	N	P	N	N	<u>P</u>

Notes:

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
A	50'	30'	30'	30'	20'
R-R	35'	30'	30'	20'	20'
R-1	35'	30'	30'	10'	20'
R-2	35'	20'	20'	10'	20'
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2) <u>7.5' (2)</u>	20'
R-4	35'	15' to living area 20' to garage face	15'	5' per story (2) <u>7.5' (2)</u>	20'
R-5	35'	15' to living	15'	5'	20'

		area/side load garage 20' to garage face		<u>7.5'</u> ⁽²⁾	
R-6 to R-11 detached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	3' <u>7.5'</u> ⁽²⁾	20'
R-6 to R-11 attached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 5 <u>7.5'</u> at end of building	20'
R-12 and higher	35'	15' to living area 20' to garage	15' 4' if alley load	5 <u>7.5'</u> for single story 10' feet for multi-story	20'
CBD	35'	0'	0'	0' 4	0'
C-1	35'	20'	5'	0' 4	20'
C-2	35'	20'	5'	0' 4	20'
LO	35'	20'	10'	0' 4	20'
<u>IL</u>	<u>35'</u>	<u>20'</u>	<u>5'</u>	<u>0'</u> 4	<u>20'</u>
PS	35'	20'	10'	0' 4	20'
<u>RC</u>	<u>35'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u> 4	<u>0'</u>
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

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. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures. 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 ~~be maintain~~ a

minimum 15' when adjacent to a residential use or zone.

4. As approved by the Fire District.

Note Conditions:

A. Minimum Property Size:

1. Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
2. Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water, drainage, creek or river flows unless: a) the water is conveyed through pipe or tile; and b) included as part of a utility easement that generally runs along the property lines.
3. When two (2) or more parcels of land, each of which is of inadequate area and dimension to qualify for a permitted use under the requirements of the district in which the parcels are located, are held in one ownership, they shall be used as one property for such use.

B. Minimum Street Frontage:

1. Properties with street frontages on cul-de-sacs or at approximately a ninety-degree (90°) angle shall be a minimum of twenty feet (20') measured as a chord measurement.
2. Street knuckles shall be separated from through traffic by a landscape island. Properties with frontages on such knuckles shall be a minimum of twenty feet (20') measured as a chord measurement.
3. All other properties with street frontage shall have a minimum of thirty feet (35').

C. Additional Setback Criteria:

1. Building eaves, and Chimneys, pop out windows, direct vent gas fireplaces, entertainment centers, window seats and other projections which do not increase the usable floor area and do not exceed eight feet (8') in width may project up to two feet (2') into any required setback, provided that projections that are at finished grade, including, but not limited to, chimneys and fireplaces, do not encroach within a side yard utility easement.
2. One detached accessory building that is less than two hundred (200) square feet in area and nine feet (9') or less in height shall be allowed in the required rear yard. In no case shall an accessory building be allowed in the street yard or the required side yard.
3. Accessory structures, such as decks and patios, which are one foot (1') or less in height, as measured from the property's finished grade, may occupy any yard area.
4. In all residential zones garages and carports opening onto a side street must have a minimum distance between the opening of such garage or carport and the side street lot line of not less than twenty feet (20').
5. Front yard setback from arterial and collector streets (as identified on the highway district functional classification map) is 30 feet in all residential zoning districts.
6. Street side setback on arterial and collector streets (as identified on the highway district functional classification map) is 20 feet in all residential zoning districts.
7. Setback areas are subject to drainage compliance or otherwise specified within this title.
8. If a conditional use, PUD or development agreement in lieu of a PUD is utilized, waivers to setbacks shall be permitted if determined by the council to be appropriate for the said development and that such waivers will be compatible with the area and that the overall density

allowed by the said zoning district is not exceeded.

D. Maximum Height Limit:

1. Height exceptions shall not be permitted except by discretion of the council with the submittal of a conditional use permit or development agreement application.
2. The maximum height limitations shall not apply to the following architectural features, not intended for human occupation: spire or steeple, belfry, cupola, chimney. Such architectural features shall have a maximum height limit of twenty feet (20'), as measured from the roofline.
3. The maximum height limitations shall not apply to the following: amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.
4. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

E. All new residential and accessory structures of any size within any zoning district shall comply with residential setbacks.

F. ~~Spite strips, common lots, phasing, or any other means of any type purposely or otherwise used to block services or development, including but not limited to sewer, water, streets, or utilities are not allowed in any zoning district within the City of Star.~~ 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.

ARTICLE B

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-1: ALL AGRICULTURAL AND RESIDENTIAL DISTRICTS:

8-3B-2: RURAL RESIDENTIAL DISTRICT:

8-3B-3: RESIDENTIAL DISTRICTS:

8-3B-1: ALL AGRICULTURAL AND RESIDENTIAL DISTRICTS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. Lighting shall comply with dark sky lighting requirements.

8-3B-2: RURAL RESIDENTIAL DISTRICT:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. Manicured homesite areas shall be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.
- C. Rural style street sections shall be provided if approved by the applicable roadway authority.
- D. Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.

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, 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:

<u>Existing Transitional Lot Sizes</u>	<u>Allowed Immediately Adjacent Minimum Lot Size</u>	<u>Allowed Immediately Across the Road from Transitional Lot</u>
<u>Lots larger than 1.1-acre</u>	<u>1 acre lots</u>	<u>½ acre lots</u>
<u>Lots of 1 to 1.1-acre</u>	<u>½ acre lots</u>	<u>1/3 acre lots</u>
<u>Lots smaller than 1-acre</u>	<u>1/3 acre lots</u>	<u>R-3 density Maximum</u>

ARTICLE C

ADDITIONAL COMMERCIAL DISTRICT STANDARDS

8-3C-1: ALL COMMERCIAL DISTRICTS:

8-3C-2: CBD CENTRAL BUSINESS DISTRICT:

8-3C-1: ALL COMMERCIAL 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. Site Improvements:
 - 1) Prior to any ground disturbance for any commercial, industrial or other non-residential buildings, a Commercial Site Improvements application shall be submitted to the City for approval by the City Engineer. This shall include any new site development initiated prior to a City Building permit.
 - 2) In any development that requires a traffic signal as part of the approval process, the applicant shall be responsible for providing an Emergency Opticom System to the intersection.
 - 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.
 - a. Application shall include compliance with Section 8-4A-8 and 8-4A-11 of this ordinance.
 - 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.
 - c. Electronic file of all application materials in original .pdf format shall be submitted with the application on a thumb drive.

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 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 Box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted 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. The Council may place requirements on a mixed-use development, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its commercial intent.
 - F. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
 - G. Any new development shall comply with Section 8-3C-1C of this title regarding site improvements.

ARTICLE D

ADDITIONAL LIGHT INDUSTRIAL DISTRICT STANDARDS

8-3D-1: LI LIGHT INDUSTRIAL DISTRICT:

A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED

B. Specific Standards for Light Industry:

1. All mechanical equipment emissions; shipping and/or delivery; or other outdoor activity areas shall be located a minimum of three hundred feet (300') from any abutting residential districts, or the use is subject to a conditional use permit.

2. The application shall identify how the proposed use will address the impacts of noise and other emissions on adjoining residential districts. More specifically, the following adverse effects shall be mitigated through setbacks, buffers, sound attenuation and/or hours of operation:

a. Noise, odor, or vibrations; or direct or reflected glare detectable by the human senses without the aid of instruments.

b. Radioactivity and electric or electromagnetic disturbances that unduly interfere with the normal operation of equipment, instruments, or appliances on abutting properties.

c. Any other emission or radiation that endangers human health, results in damages to vegetation or property or which exceeds health and safety standards.

d. In the event that the administrator determines that the applicant cannot adequately address such impacts, the use shall be subject to conditional use approval.

C. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.

D. Any new development shall comply with Section 8-3C-1C of this title regarding site improvements.

ARTICLE E

ADDITIONAL MIXED-USE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED
- B. All development applications within a mixed-use district shall be accompanied by a conditional use permit, planned unit development, or development agreement application, which shall include a concept plan of the development.
- C. The administrator shall make a recommendation to the applicant regarding what mix of uses are appropriate for any mixed-use development and shall then make a recommendation to the Council.
- D. The development shall include uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural.
- E. Mixed-use areas along state highways, where adequate access can be provided for commercial use, shall be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed-use building.
- F. For any mixed-use development which includes a residential component, a minimum of two (2) housing types, including but not limited to, single-family detached dwellings, single family attached dwellings and multi-family dwellings, shall be required. This excludes multi-family that is proposed to be placed solely on upper floors as part of a mixed-use building.
- G. The Council may place requirements on a mixed-use development, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its mixed-use intent.
- H. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- I. Any new development shall comply with Section 8-3C-1C of this title regarding site improvements.

ARTICLE F

ADDITIONAL RIVERFRONT CENTER DISTRICT STANDARDS:

8-3F-1: RC RIVERFRONT CENTER DISTRICT:

- A. Comply with Section 8-3A-1: Zoning Districts And Purpose Established.
- B. All development applications within the Riverfront Center shall be accompanied by a conditional use permit, planned unit development, or development agreement application, which shall include a concept plan of the development.
- C. The administrator shall make a recommendation to the applicant regarding what mix of uses are appropriate for the Riverfront Center and shall then make a recommendation to the Council.
- D. The Riverfront Center shall include uses from two (2) or more of the land use categories such as residential, commercial, office, or public space.
- E. The Riverfront Center shall include outdoor gathering space as a central focus along the Boise Riverfront and accommodate connections to the Boise Greenbelt system from the mixed-use area.
- F. Single-family detached dwellings, and single family attached dwellings are prohibited within the Riverfront Center. A range of multi-family dwellings are encouraged are encouraged, though not required to be accommodated on upper floors as part of a vertical, mixed-use building.
- G. The Council may place requirements on development within the Riverfront Center, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its mixed-use intent. (Ord. 303, 2-11-2020; amd. Ord. 310, 7-21-2020)
- H. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- I. Any new development shall comply with Section 8-3C-1C of this title regarding site improvements.

ARTICLE G

ARCHITECTURAL OVERLAY DISTRICT:

8-3G-1:

- A. An Architectural Overlay District boundary is all of the existing CBD north of the Boise River, and approximately 750' on either side of SH-44 from city limit to city limit, including future annexations. This shall also include all other non-residential zoned uses and properties throughout the City. Single-family dwellings that are part of an approved PUD or Conditional Use Permit shall comply with this section.
- B. Architectural Overlay District includes the entirety of the South of the River Area Plan.
- C. The "STAR DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER" (the Guidelines), is adopted through this ordinance. It may be amended from time to time by a Resolution of the Star City Council and shall be used within the Architectural Overlay District.
- D. If the Architectural Overlay District Guidelines conflict with other parts of the City of Star code, the Architectural Overlay District Guidelines shall be used.

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

8-4A-1: PURPOSE:

This article provides standard regulations for the location, design, and development of new land uses and the alteration of existing land uses. This article supplements the regulations for development as otherwise stated within this title.

8-4A-2: APPLICABILITY:

This article shall apply to the development of all principal permitted, accessory and conditional uses. The following regulations are the minimum standards of development. Additional standards may be applied in accord with specific use standards, or other regulations of this title.

8-4A-3: ACCESSORY STRUCTURES:

- A. No detached accessory building or structure shall occupy any area in front of the main building, unless approved as a conditional use or with a development agreement.
- B. Regardless of their size, detached accessory buildings shall not encroach into required street side or front yard areas.

- C. A principal permitted structure with a valid building permit and being at least fifty percent (50%) constructed shall be present on the subject property.
- D. The accessory structure shall not be used as an additional dwelling. See secondary dwelling for allowance as a dwelling.
- E. The accessory structure shall not be used for commercial or industrial purposes.
- F. The accessory structure shall not be used to store commercial vehicles.
- G. An accessory structure shall not be located in any required yard or on any publicly dedicated easement.
- H. An accessory structure located in the rear yard shall not exceed a height of twenty-four feet (24').
- I. An accessory structure located in the side yard, or portion thereof, shall be similar in appearance and color to the principal permitted dwelling.
- J. Accessory structures shall not be allowed in the central business district.

8-4A-4: ADDRESS NUMBERING: All residential, commercial and industrial buildings within the City shall be numbered with an address assigned by the City. Numbers on residential buildings shall be a minimum of four inches (4") in height. Numbers on commercial, industrial and apartment buildings shall be a minimum of twelve inches (12") in height. Numbers shall be a minimum of ½ inch in width. Number colors should contrast with the building color so that they are plainly visible. Where possible, address numbers should be illuminated. All addressing shall be in compliance with the International Fire Code 505.1.

8-4A-5: BIKEWAYS:

- A. Bikeways shall be encouraged within all developments, within the public right of way or separate easement, consistent with the city's comprehensive plan.
- B. The roadways to bikeways plan as adopted by the county highway district, shall be considered when reviewing bikeway designs.
- C. Standards: For bicycle and parking standards, see Chapter 8, Design Review.
- D. New bikeways shall provide adequate easements to the City to provide connectivity.

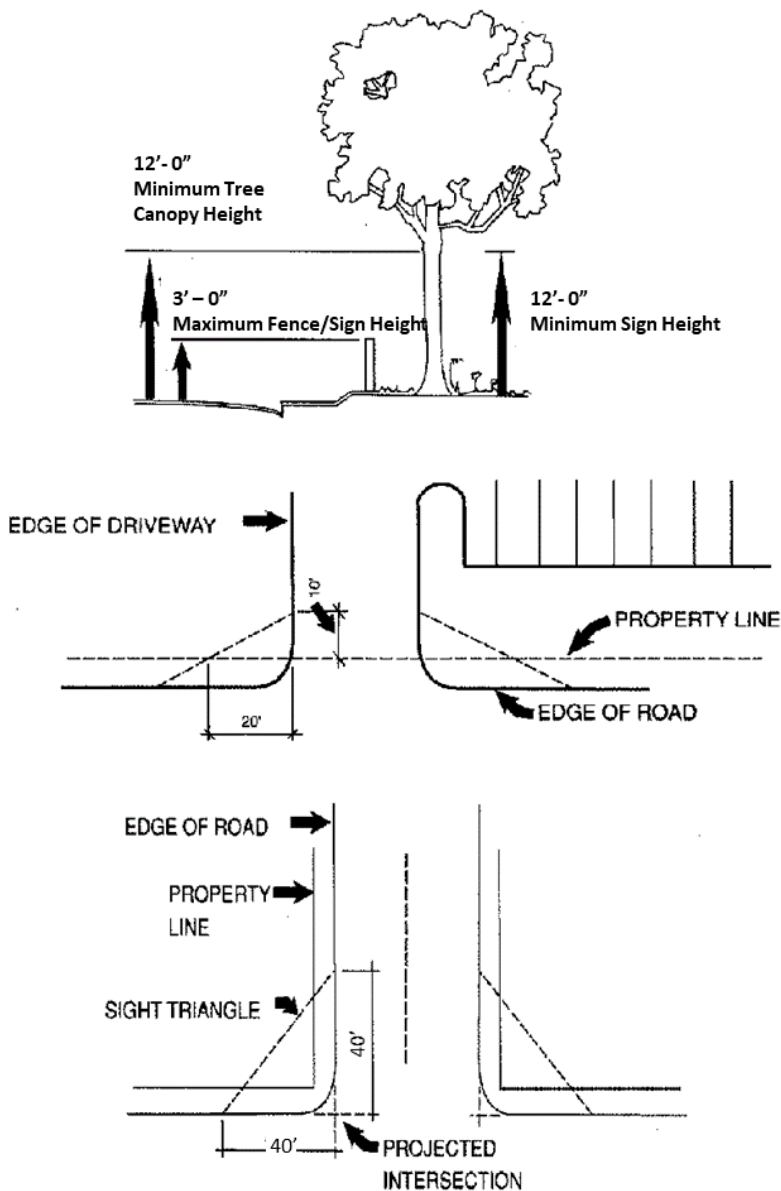
8-4A-6: CLEAR VISION TRIANGLE:

- A. Measurement of the Clear Vision Triangle:
 - 1. For two (2) public streets, the area is defined by measuring from the intersection of the edge of the travel lane (excluding parking and sidewalk) a distance of forty feet (40') along each road.

(See figure 8-4A-7(a) of this section.)

2. For a public street and driveway or alley, the area is defined by measuring from the intersection of the edge of travel lane and the corner of the driveway or alley twenty feet (20') along the roadway and ten feet (10') along the driveway or alley. See figure 8-4A-7(a) of this section.

FIGURE 8-4A-7(a)
CLEAR VISION TRIANGLE DRAWING



B. Standards, Both at Controlled and Uncontrolled Intersections:

1. Planting and Development Standards:

- a. Any class I or class II trees planted within a clear vision triangle shall be pruned to a

minimum height of eight feet (8') above the adjacent ground (less the height of berm, if applicable) or sidewalk surface and fourteen feet (14') above the adjacent street surface. See figure 8-4A-7(a) of this section.

- b. No evergreen trees shall be planted within any clear vision triangle.
- c. No class III trees shall be planted within any clear vision triangle.
- d. The maximum height of any berm or vegetative ground cover at maturity within the clear vision triangle shall be three feet (3') from the lowest adjacent street grade.
- e. No fences higher than three feet (3') from the lowest adjacent street grade are permitted within four feet (4') from the corner of a lot that abuts two (2) streets to provide a safe clear vision triangle for vehicular traffic.
- f. No signs taller than three feet (3') are permitted in the clear vision triangle, except for street/stop signs approved by the transportation authority.
- g. Street signs must be visible and clear of vegetation of any kind.

2. Other Agency Standards: In all cases, the transportation authority standards shall apply in addition to city of Star standards.

8-4A-7: OBJECTIONAL CONDITIONS RESTRICTED:

A. Performance Requirements: No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises; except, that any use permitted by this title may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

- 1. Fire Hazards: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be removed from adjacent activities to a distance which is compatible with the potential danger involved as specified in the uniform fire code.
- 2. Radioactivity Or Electrical Disturbances: No activity shall emit harmful radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.
- 3. Noise: Objectionable noise which is due to the volume, frequency or beat shall be muffled or otherwise controlled.
- 4. Vibration: No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.
- 5. Air Pollution: Air pollution shall be subject to the requirements and regulations established by the Idaho division of environmental quality.
- 6. Glare: No direct or reflected glare shall be permitted which is visible from any property outside a manufacturing district or from any street.
- 7. Erosion: No erosion by person, wind or water shall be permitted which carries objectionable substances onto neighboring properties.
- 8. Water Pollution: Water pollution shall be subject to the requirements and regulations established by the health authority.
- 9. Service, Storage and Loading Areas: Service, storage and loading areas located at the rear or

side of structures.

10. Landscaping and Signage: Landscaping and signage must meet the criteria outlined in this title.

B. Enforcement: The administrator may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

8-4A-8: DRAINAGE AND STORMWATER MANAGEMENT:

- A. Storm Drainage from Right of Way Under The Jurisdiction Of Local Highway District (Public): An adequate storm drainage system shall be required in all developments in accordance with the local highway district standards, specifications, and ordinances. Drainage plans and storm water calculations shall be submitted to the City for review and approval. City will review based on Local Highway District adopted codes and ordinances, along with other State regulations.
- B. The City of Star reviews and approves stormwater management plans and erosion and sediment control plans not covered under item 8-4A-8-A above. The City has adopted in general the standards and requirements of Section 8000, Drainage and Stormwater Management and section 8200 of the most recent addition of the Ada County Highway District Development Manual; and the most recent addition of the Catalog of Stormwater Best Management Practices as prepared by the State of Idaho Department of Environmental Quality. Development shall comply with the above referenced standards and requirements. Additionally:
1. All drainage, irrigation and stormwater from private property shall retained on said private property unless otherwise approved in writing by the administrator and/or city engineer and the jurisdiction receiving the stormwater.
 2. Storm water from Public Right of Way shall not be disposed of or conveyed across private property without written agreement and easement between property owner and owner of Public Right of Way.
 3. All private above-ground infiltration facilities shall have a percolation/infiltration test completed that demonstrates facility performs in accordance with approved design criteria. Passing test results shall be approved by administrator and/or city engineer prior to issuance of a certificate of occupancy.
 4. A plan for operation, maintenance and repair of stormwater facilities owned by private property shall be prepared and submitted to the administrator and/or city engineer for review and approval. The approved plan shall be provided to the parties responsible for maintenance and operation of the facility. Engineer of Record may certify that results meet or exceed infiltration rates used in the approved stormwater calculations.
 5. Privately owned stormwater facilities shall be designed to allow access for maintenance and operation. This includes heavy equipment access, if required. Maintenance access roads must be a minimum of twelve feet (12') in width, must have an HS-25 load capacity and a minimum turning radius of thirty feet (30').

6. Safety ledges in accordance with Idaho BMP's shall be constructed on the side slopes of all wet detention basins having a permanent pool of water and deeper than five feet (5').
7. Discharge of stormwater to irrigation and/or drainage facilities is prohibited without written permission from irrigation and/or drainage facility owner.

8-4A-9: ENCLOSED TRASH AREA:

All trash and/or garbage and recycle collection areas for commercial, industrial and multi-family residential uses shall be enclosed on at least three (3) sides by a solid wall or site obscuring fence of at least six feet (6') in height or within an enclosed building or structure. Adequate vehicular access to and from such area or areas for collection of trash and/or garbage, as determined by the administrator, shall be provided.

8-4A-10: FENCES:

The following regulations shall govern the type, location, and construction of all fences:

A. General Standards:

1. Fences Taller Than Six Feet: All fences taller than six feet (6') require a Certificate of Zoning Compliance and building permit in the city of Star.
2. Barbwire Fencing: Barbwire fencing shall be prohibited, except through a conditional use permit in the A, RR, MU, C-1, C-2, LI. district, when: a) used as the top section for security fencing; and b) located a minimum of six feet (6') above grade to the bottom wire. Barbwire fencing may be used in the Agricultural district for livestock only.
3. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly materials for fencing shall be prohibited.
4. Obstruction: No fence shall obstruct access to public utility boxes, meters or other infrastructure.
5. Maintenance: Fences shall be kept free from advertising and graffiti and maintained in good repair. Wood fences along collectors and arterials that are within an approved subdivision shall be required to be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any fencing falls into disrepair.
6. Front Yard Fences: Front yard fences shall not exceed three feet (3') height for closed vision and four feet (4') open vision within any front yard setback, as indicated in Figure 1. At no point shall a fence be any closer than 5' from a sidewalk.
7. Side Yard Fences on Corner Lots: Side yard fences on corner lots less than or equal to ten (10) feet from the street shall not exceed three feet (3') height for closed vision and four feet (4') for open vision, as indicated in Figure 2. At no point shall a fence be any closer than 5' from a sidewalk. Fences greater than 4' in height must be minimum of 10' from a sidewalk.
8. Compliance with Clear Vision Triangle Requirements: All fences shall comply with the clear vision triangle requirements as stated within this article.
9. Fencing provided by a developer in any subdivision, or by any future resident, shall not have a gap along the bottom of the fence exceeding 2-inches to finished grade. This shall be included within the approved CC&R's for all new fencing.
10. A fencing plan shall be submitted and approved with all subdivision applications.

FIGURE 8-4A-14

Figure 1 - Fence Regulations

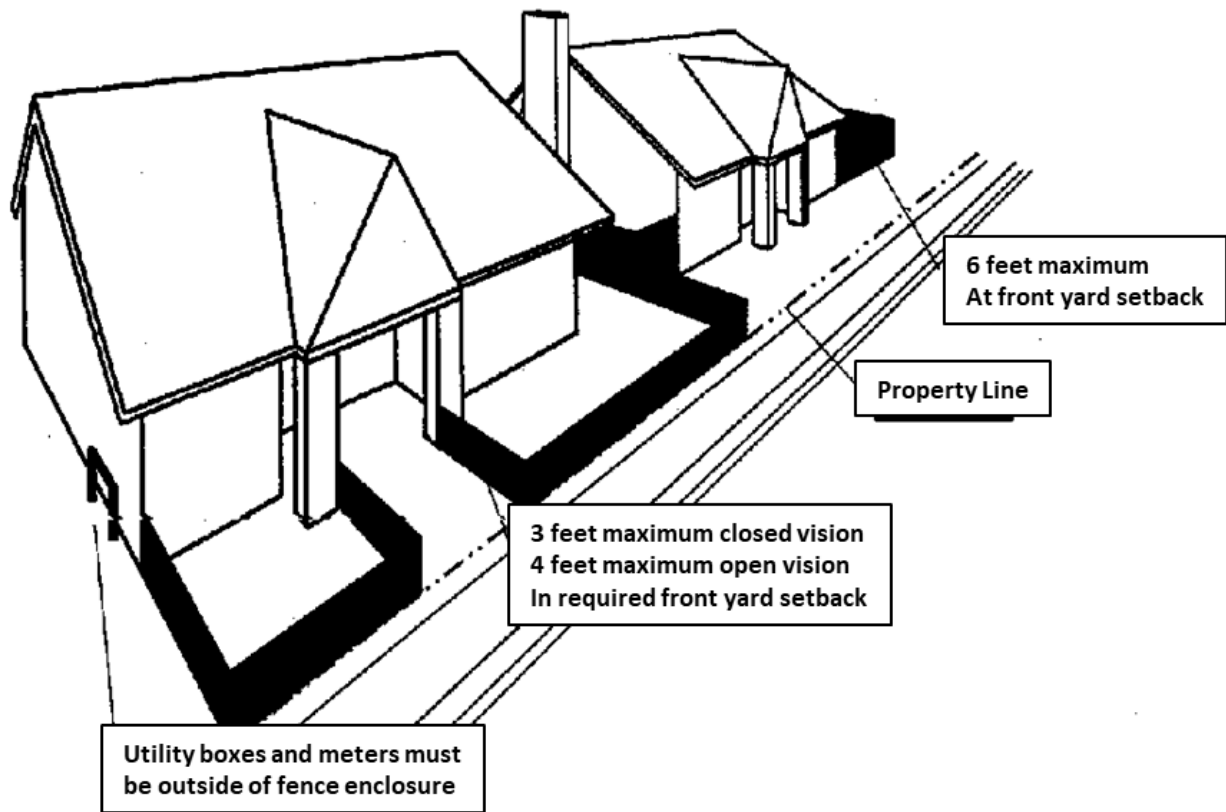
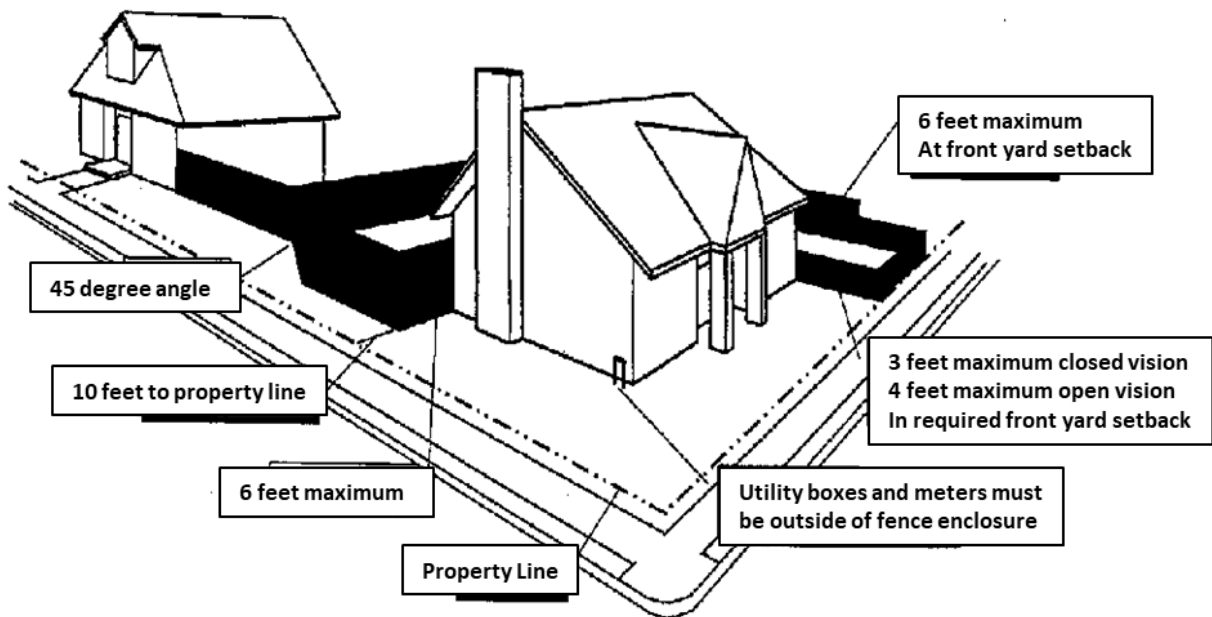


Figure 2 - Fence Regulations on Corner Properties



8-4A-11: GRADING:

A. Prior to any ground disturbance on any property, 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.

B. Grading shall give consideration to desirable land use planning including impacts on adjacent properties and future land uses. Grading plans shall consider natural terrain and special land hazards, including but not limited to hillside and floodplain development.

1. Grading permit applications shall include hillside and/or Special Hazard Area Development applications if said properties are located with areas impacted by those applications.

2. Grading activities shall meet the requirements of other federal, state and local jurisdictions, including FEMA, the Army Corps of Engineers, the Idaho Department of Lands, The Idaho Department of Water Resources, The Idaho Department of Environmental Quality (including ground water discharge rules) and the local highway district.

C. Grading Permit Application shall include a preliminary stormwater analysis for all earthwork activities.

D. Grading plans shall include existing and proposed contours as 1-foot intervals. If existing slopes exceed 10 percent contours intervals may be reduced with approval from the City Engineer. Where applicable Base Flood Elevations shall be shown on the grading plans.

E. Grading permit applications shall include erosion and sediment control plans prepared by a certified plan designer. Certification must be in by the City of Boise or another comparable program.

~~A.F.~~ Final grading of any type of development to be used for construction of any structure shall conform to the requirements of IBC section 1805.

~~B.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.

~~C.H.~~ Any subdivision lot or parcel in the city to be used for construction of any building shall be graded in such a manner that the finish grade within three feet (3') of any lot line, subdivision boundary and parcel boundary comply with the following requirements:

1. Match the grade of the ground of the adjacent lot or parcel at the lot line or parcel boundary;
and

2. Finished grade of the ground sloped no steeper than two horizontal to one vertical (2:1); or
3. Construct a permanent retaining wall so the ground within three feet (3') of the lot line, subdivision boundary and parcel boundary comply with subsections C1 and C2 of this section.

~~D~~ 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.

J. Hillside Development:

A. Hillside Development Evaluation:

1. 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:
 - (A) Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site;
 - (B) Orienting development to the site so that grading and other site preparation is kept to a minimum; i.e., use of building or road envelopes, and no build areas;
 - (C) Shaping of essential grading to complement the natural landforms and to minimize padding and terracing of building sites;
 - (D) Division of land tracts into smaller workable units on which construction can be completed within one construction season so that large areas are not left bare and exposed during the winter- spring runoff period; and
 - (E) Completion of paving as rapidly as possible after grading.

2. Areas having soil, geology or hydrology hazards shall not be developed unless it is shown that their limitations can be overcome; that hazard to life or property will not exist; and that the safety, use or stability of a public way or drainage channel is not jeopardized.

B. Required Data: The developer shall retain professional expertise to obtain the following information which is required by the commission:

1. Soil Reports: For any proposed hillside development, a soils report shall be submitted with the preliminary plat. This report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and opinions and recommendations covering the adequacy of sites to be developed.

2. Hydrology Report:

- (A) For any proposed hillside development, a hydrology report shall be submitted with the preliminary plat. This report shall include an adequate description of the hydrology, conclusions and recommendations regarding the effect of hydrologic conditions on the proposed development and opinions and recommendations covering the adequacy of sites to be developed. Hydrology Report shall include preliminary stormwater calculations and must include the intent for the entire project, including all residential lot areas.

(B) Flood frequency information shall be provided for the area proposed for the development, if applicable.

C. Grading And Drainage Plan:

1. A preliminary grading and drainage plan shall be submitted with each hillside preliminary plat proposal and shall include the following information:

(A) Approximate limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;

(B) Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed; and

2. A final grading plan shall be submitted with each final plat and include the following information:

(A) Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction. Final grading plan shall not deviate significantly from the preliminary grading plan. Significant deviations include cut or fills greater than 4 feet in difference, road alignment changes greater than 50 feet from preliminary plat, or overall changes in overall earthwork greater than 10% (Cut or Fill);

(B) Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed; and

D. Development Standards:

1. Soils:

(A) Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.

(B) Cuts and fills shall be designed to provide safety, stability and adequate setback from property lines in accordance with City standards, including building codes,

2. Roadways:

(A) Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.

(B) The width of the graded section shall extend 2 feet beyond the outside edge of the sidewalk. If sidewalks are not installed the grading shall be extended to 3 feet beyond the curb on both the cut and fill sides of the roadway.

(C) If sidewalks are not proposed for the development a pedestrian walkway plan will be required.

E. Vegetation And Revegetation:

1. The developer shall submit a slope stabilization and revegetation plan as part of the landscape plan which shall include a complete description of the existing vegetation, including the vegetation to be removed, the vegetation to be planted, and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.

2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.

3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its equivalent.

4. Site left unattended for more than 14 days shall be temporally stabilized with landscape or other measures.

F. Maintenance: The owner of any private property on which grading or other work has been performed, pursuant to a grading plan approved or a building permit granted under the provisions of this chapter, shall continuously maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.

8-4A-12: PATHWAYS:

A. Pathways are required consistent with the city of Star comprehensive plan and adopted pathway plan within all new residential and commercial developments as part of the public right of way or as separate easements dedicated to the City so that an alternate transportation system (which is distinct and separate from the automobiles) can be provided.

B. Pathways in the middle of long blocks may be required where necessary to obtain convenient pedestrian circulation to schools, parks, other residential areas, and/or shopping areas.

C. Pathways within subdivision shall have a walking surface of at least five feet (5') in width. The pathway surface shall either be in pavement or concrete, unless an alternative surface is approved by Council.

D. Pathway easements shall be open to the public. All new pathways shall dedicate an easement to the City for public use.

E. Pathway easements, dedicated to the City, shall be required along the Boise river as shown within the comprehensive plan and shall be open to the public. Pathway widths along the Boise river shall be determined by the Council.

8-4A-13: OUTDOOR LIGHTING:

A. The following types of lighting are exempt from the regulations of this section:

1. Light fixtures that have a maximum output of less than twenty (20) watts.
2. All outdoor lighting produced by the direct combustion of natural gas or other fossil fuels such as kerosene lanterns or gas lamps.
3. Temporary holiday lighting used for seventy-five (75) days or less per year.
4. Vehicular lights and all temporary emergency lighting needed for fire protection, police protection, and/or other emergency services.
5. All hazard warning lights required by federal or state regulatory agencies.

B. The installation of any of the following types of lighting is prohibited:

1. Mercury vapor lamp fixture and/or lamp.
2. Laser source light or any similar high intensity light when projected above the horizontal.
3. Changing colors, strobe or moving lights, or searchlights (for advertising purposes) are prohibited in all districts.
4. Lighting, including holiday lighting, on commercial or private tower structures that exceed the district height limit is prohibited, except as required by regulations of the federal aviation administration (FAA).

C. Standards:

1. Light fixtures that have a maximum output of two hundred sixty (260) lumens twenty (20) watts or more shall have an opaque top and side to prevent upward and outward lighting.
2. Light fixtures that have a maximum output of one thousand (1,000) lumens or more per fixture shall have an opaque top to prevent up lighting, and the bulb shall not be visible.
3. Light fixtures that have a maximum output of one thousand eight hundred (1,800) lumens or more shall have an opaque top to prevent up lighting; the bulb shall not be visible and shall have a full cutoff shield. See figure 8-4A-18, figure 2 of this section.
4. Light fixtures with a maximum output of one thousand eight hundred (1,800) lumens or more shall be placed such that the effective zone of light (as documented by the photometric test report) shall not trespass on abutting residential properties. See figure 8-4A-18, figure 2 of this section.
5. Down style lighting shall be required to preserve dark sky objectives, except where impractical as may be determined by the administrator and Council.
6. See Chapter 8 for additional streetlight and dark sky lighting standards.
7. Floodlight fixtures shall be located in such a manner as to prevent direct glare into a street and to minimize impact on abutting properties.
 - a. Floodlight fixtures shall be installed so that they do not tilt up more than forty-five degrees (45°) down from vertical.
8. Up lighting shall only be allowed in cases where the fixture and any light it emits are shielded from the sky by a roof overhang or similar structural shield.
9. In residential districts, the height of a freestanding light fixture on private property shall not exceed six feet (6'). Streetlamps are exempt from this height restriction.
10. Light fixtures mounted on a wall may extend to the full height of the structure, but no farther.
11. Electrical feeds to outdoor light fixtures shall be underground, not overhead.
12. Lighting used to illuminate off street parking areas shall be downward facing and shielded

from neighboring properties.
FIGURE 8-4A-18

Figure 1 - Examples of Full Cutoff Shields

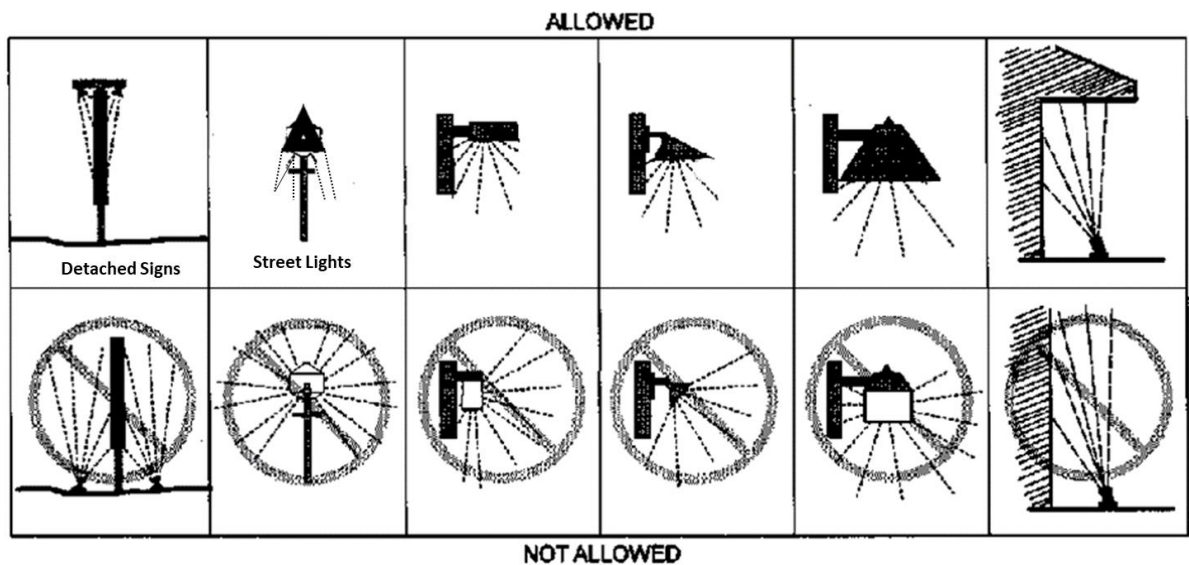
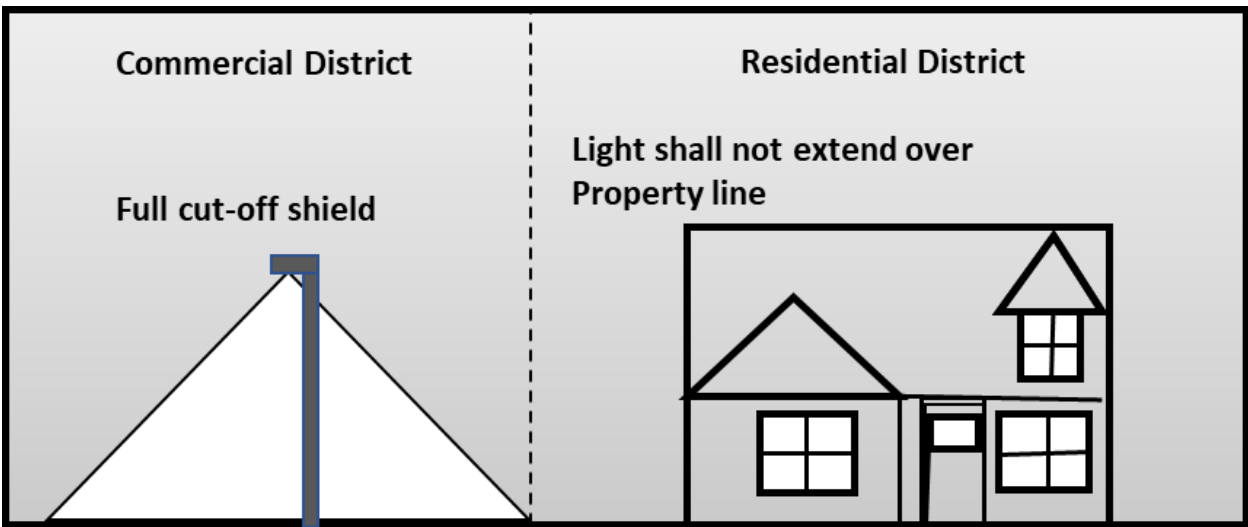


Figure 2 - Light Trespass



8-4A-14: OUTDOOR SERVICE AND EQUIPMENT AREAS:

A. Outdoor mechanical equipment in commercial developments (including, but not limited to, heaters and fans) shall not be located within fifty feet (50') of any abutting residential districts. To reduce noise, permanently mounted mechanical equipment shall be enclosed to the maximum extent possible.

B. Outdoor utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of commercial buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

8-4A-15: PRESSURIZED IRRIGATION SYSTEM:

A. System Installation Required: In each development, the applicant shall provide underground, pressurized irrigation water. For subdivisions, each and every lot within the subdivision shall have underground pressurized irrigation water in compliance with this chapter. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but it shall not necessarily be in the same trenches.

B. Irrigation System Requirements:

1. The system shall not be connected to potable water, unless a waiver by Star Sewer and Water District is granted per the standards of this title;
2. The system shall be designed by a registered professional engineer licensed in the state of Idaho;
3. The system shall be a piped delivery, operating at a minimum pressure of forty-five (45) pounds per square inch (psi);
4. The system shall deliver to each destination point a minimum fifteen (15) gallons per minute (gpm) at forty-five (45) psi;
5. Main line distribution piping diameter shall be a minimum of three inches (3");
6. All irrigation bibs shall be clearly labeled with the words "Non-Potable Water - For Irrigation Only";
7. Provisions shall be made for diversion and flow measurement from irrigation water source;
8. Water rights shall be transferred to the association managing entity;
9. Applicant shall secure written approval from all pertinent irrigation entities for each phase of development;
10. If pressurized irrigation will not be available to each lot at all times, applicant shall provide a rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. This schedule shall be included in the CC&R's for the subdivision.
11. Power filters should be installed to minimize harmonic distortion.
12. All main lines should have appropriate thrust blocks.

C. Irrigation System Maintenance and Operation: Irrigation system maintenance and operation shall be provided by the irrigation district or canal company in which the subdivision lies, a municipal irrigation district, or by the formation of another entity capable of operating and maintaining a pressurized irrigation system. Developer shall provide written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system prior to approval by the city council.

D. Conditions for Waiver Of Irrigation System Requirement: The requirement for installation of a pressurized irrigation system may be waived by the city council when the Developer has established that any of the following situations exist:

1. A sufficient surface irrigation water right does not exist for the property: This must be

documented in writing by the appropriate irrigation district or canal company and the Idaho department of water resources and shall be submitted with the preliminary plat. The waiver shall be granted only for that portion of the subdivision which cannot be served.

2. Existing surface water rights cannot be delivered to the property by the irrigation district or canal company due to delivery capacity or scheduling. The administrator may require the installation of the pressurized irrigation system if water rights may be available within two (2) years. This must be documented in writing by the appropriate irrigation district or canal company.

3. The requirement to provide a pressurized irrigation system may be waived if the city council finds that, due to the specific circumstances, the cost of obtaining water rights, reestablishing water rights or developing the system would impose an undue economic hardship on the developer. For purposes of this section, an undue economic hardship shall consist of showing that the cost per lot to develop the system would be twenty five percent (25%) higher than the cost per lot for providing a system to subdivisions of similar size and density constructed in the city within the previous two (2) years, or that the cost per lot of the system would exceed five percent (5%) of the expected per lot market value of the development.

4. If waiver is granted by the city council, pursuant to subsections 1, 2, and 3, above, compliance with Idaho Code section 31-3805 (regulations requiring delivery of irrigation water rights in subdivisions) is still required.

8-4A-16: SELF-SERVICE USES:

Any unattended, self-service uses, including, but not limited to, laundromats, automatic teller machines (ATMs), vehicle washing facilities, fuel sales facilities, and storage facilities, shall comply with the following requirements. The Star police designee may approve alternative standards where it is determined that a similar or greater level of security is provided:

A. Entrance or view of the self-service facility shall be open to the public street or to adjoining businesses and shall have low impact security lighting.

B. Financial transaction areas shall be oriented to and visible from an area that receives a high volume of traffic, such as a collector or arterial street.

C. Landscape shrubbery shall be limited to no more than three feet (3') in height between entrances and financial transaction areas and the public street.

8-4A-17: SIDEWALKS AND PARKWAYS:

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

<u>ROADWAY CLASSIFICATION</u>	<u>MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS¹</u>	<u>NOTES</u>
<u>Arterial</u>	<u>7 Foot (7') Detached Sidewalk with 8 Foot (8') Parkway Planter Strip Both Sides of Roadway</u>	

<u>Collector</u>	<u>7 Foot (7') Detached Sidewalk with 8 Foot (8') Parkway Planter Strip Both Sides of Roadway</u>	
<u>Local</u>	<u>5 Foot (5') Detached Sidewalk with minimum 6 Foot (6') Parkway Planter Strip Both Sides of Roadway</u>	<u>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.</u>
<u>Highway 44 & Highway 20/26 Arterial</u>	<u>8 Foot (8') Detached Sidewalk with 8 Foot (8') Parkway Planter Strip Both Sides of Roadway</u>	
<u>Private Streets</u>		<u>See 8-4D for requirements</u>

- B. All mailboxes, utility boxes and other impediments shall be located in the Parkway Planter Strip to the extent possible. In situations where impediments must be in the sidewalk, such as at corners or crosswalks, there shall be clearance around the impediment in the path of travel equivalent to the designated sidewalk width. Tapers on each side of impediments shall be at least 10 feet (10') in each direction. Sidewalk paving shall be done around impediments. The Administrator may waive taper requirements if site conditions warrant.
- C. In agricultural, rural residential and R-1 districts, or in areas of a rural nature as determined by the Council to be appropriate by development agreement, sidewalks may not be required.
- D. When existing sidewalk is located adjacent to a property, a 10-foot (10') sidewalk transition shall be provided from the existing sidewalk to the proposed sidewalk. The proposed sidewalk shall meet the standards of this title.
- E. In certain instances where property is located along W. State Street in the CBD, and when the Idaho Transportation Department is planning future roadway improvements, the applicant may be required to bond for sidewalk improvements.
- F. Trees shall be planted in parkway planter strips in accordance with City Code Chapter 8, Article D: Landscape and Buffer Area Standards.
- G. The first 180 feet (180') of a subdivision entry shall have an 8 foot (8') parkway planter strip between the sidewalk and curb.
- H. Temporary obstructions including but not limited to vehicles, trash receptacles, or trailers shall not block the sidewalk.
- I. Or larger as required by the transportation agency.

~~A. All sidewalks (in all zoning designations except the CBD district) shall be a minimum of five feet (5'). Sidewalks in the CBD district shall be a minimum of six feet (6') in width. On State~~

~~Street, sidewalks in the CBD shall be a minimum of eight feet (8') in width.~~

~~B. Sidewalks shall be designed to flare around mailboxes, utility boxes and other impediments to pedestrian circulation to maintain a minimum five feet (5') of travel width.~~

~~C. Detached sidewalks shall be required along all arterial and collector streets. The requirement for detached sidewalks can be waived by the administrator if the detached sidewalks are incompatible with existing and/or future uses of neighboring properties.~~

~~D. In agricultural, rural residential and R-1 districts, or in areas of a rural nature as determined by the Council to be appropriate by development agreement, sidewalks may not be required.~~

~~E. When existing sidewalk is located adjacent to a property, the sidewalk shall be extended the length of the subject property with a minimum width to meet the standards of this title.~~

~~F. In certain instances where property is located along W. State Street in the CBD, and when the Idaho Transportation Department is planning future roadway improvements, the applicant may be required to bond for sidewalk improvements.~~

~~(Ord. 303, 2-11-2020; amd. Ord. 310, 7-21-2020)~~

8-4A-18: 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 unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

8-4A-19: WATER AND SEWER SUPPLY, PUBLIC:

The owner of any building, whether occupied or not which is within three hundred feet (300') of the Star Sewer and Water District services shall install water and sewer services and connect to the Star Sewer and Water District system, at the time of annexation and/or development, including remodels.

8-4A-20: 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 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.

ARTICLE B. OFF STREET PARKING AND LOADING REQUIREMENTS

8-4B-1: PROCESS:

8-4B-2: PARKING STANDARDS:

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

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

8-4B-5: OFF STREET LOADING SPACE REQUIREMENTS:

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

8-4B-1: PROCESS:

An off-street parking and loading plan shall be required as a component of any applicable permit. Such plan shall also be reviewed by the Star joint fire protection district. Such plan shall show the following:

A. The off-street parking and loading plan shall contain the location, size, and type of all proposed off-street parking and loading facilities.

B. If the proposed development project shall be completed in phases, such phases shall be noted on the plan.

8-4B-2: PARKING STANDARDS:

A. Design of Parking Areas:

1. All parking areas shall be designed and constructed to provide the type and number of off-street parking spaces required by this article and designed as required by this section.
2. Location of parking spaces relative to structure(s).
3. Parking spaces for all detached residential dwelling units shall be located on the same lot as the use that they are intended to serve.
4. Parking for attached residential dwelling units shall be located not more than three hundred feet (300') from the structure(s), except as provided by section 8-4B-7 of this article.
5. Parking spaces for nonresidential uses shall be located not more than five hundred feet (500') from structure(s), except as provided by section 8-4B-7 of this article.
6. Off street parking spaces shall not be located in any landscape buffer as required by this title.
7. Parking stalls and driving aisles shall be designed in accord with the standards in table 8-4C-5(a) of this section and figure 8-4B-5(b) of this section shows the parking design dimensions.
8. All required parking as determined in section 8-4B-6 of this article shall be designed for standard vehicles.
 - a. All parking areas shall provide on-site turnarounds in accord with the Star fire department standards for all off-street parking spaces and loading facilities.
 - b. The design of off-street parking areas shall not require moving any car to gain access to a required parking space.
 - c. It is the responsibility of the applicant to ensure that the parking lot design and sidewalk and/or access provisions meet all Americans with disabilities act (ADA) requirements.

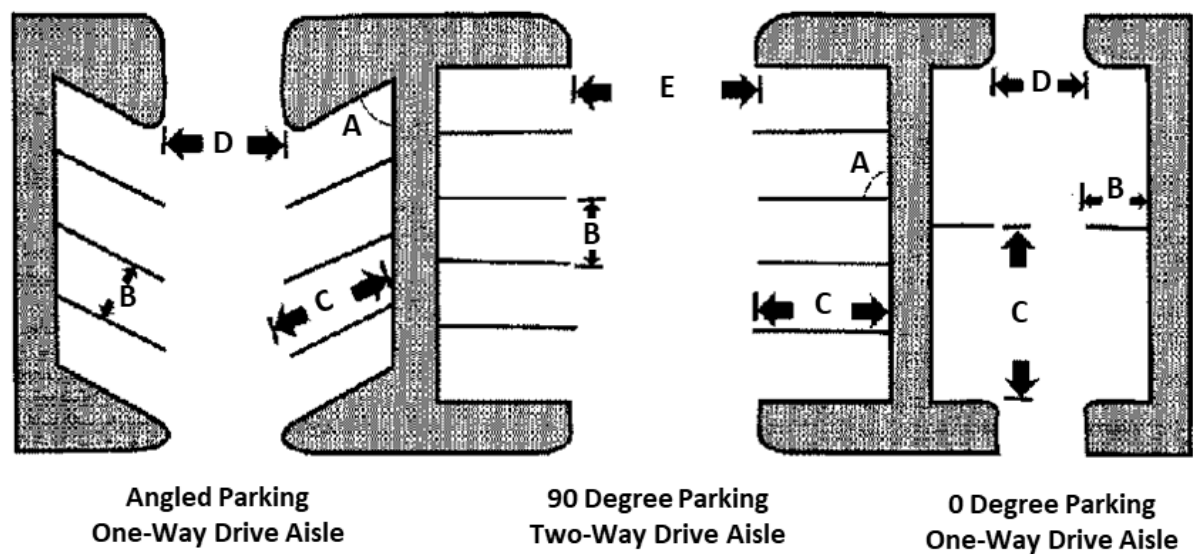
TABLE 8-4B-2(a)
REQUIRED STALL WIDTH AND LENGTH BY PARKING ANGLE

Parking Angle	Stall Width	Curb Length	Stall Depth	One-Way Driving Aisle	Two-Way Driving Aisle
0°	9'0"	23'0"	9'0"	12'0"	25'0"
30°	9'0"	18'0"	17'8"	12'0"	25'0"
45°	9'0"	12'9"	20'5"	13'0"	25'0"
60°	9'0"	10'5"	21'10"	16'0"	25'0"
90°	9'0"	9'0"	20'0"	22'0"	25'0"

FIGURE 8-4B-2(b)
PARKING SPACE AND DRIVE AISLE DESIGN

Legend:

A. Parking angle	D. One-way drive aisle
B. Stall width	E. Two-way drive aisle
C. Stall depth	



B. Improvements:

1. All off street parking areas, including driveways and parking lots shall be improved with asphalt, concrete, pavers, or bricks, unless otherwise approved as allowed through this title.
2. All parking and loading areas shall provide proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.
3. Except as otherwise provided in this section, all off street parking areas shall be provided with a substantial wheel restraint to prevent cars from encroaching upon abutting private and public property or overhanging beyond the designated parking stall dimensions. This standard shall not apply to temporary uses.
4. Parking spaces shall be marked, including handicapped symbols and signs.

5. All lighting provided to illuminate a parking area shall comply with the lighting standards provided in this chapter.
6. All landscaping improvements shall comply with this chapter.

C. Bicycle Parking Facilities: Bicycle parking facilities shall meet the following location and design standards:

1. Bicycle parking facilities shall be located as close as possible to the building entrance(s).
2. Bicycle parking facilities shall not obstruct pedestrian walkways, public sidewalks, or building.
3. It is the responsibility of the applicant to ensure that the bicycle parking facilities meet all Americans with Disabilities Act (ADA) requirements.

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

- A. Parking spaces for other permitted or conditional uses not listed herein shall be determined by the administrator. Among the factors for determining the number of spaces to be required for a use not listed herein, the administrator shall compare the proposed use with a use which has similar traffic generating characteristics as outlined in the most recent version of the institute of transportation engineers trip generation manual.
- B. Minimum Number of Off-Street Parking Spaces: The minimum number of required off street vehicle parking spaces for residential uses shall be:

Type Of Use	Off-Street Parking Spaces Required
RESIDENTIAL	
Apartments or multi-family dwellings	For each unit with 2 or more bedrooms - 2 including 1 covered; for each 1 bedroom or studio unit - 1.5 including 1 covered. Guest parking shall be provided at a ratio of .25 spaces per unit.
Boarding houses, lodging houses, dormitories and fraternity houses which have sleeping rooms	1 for each sleeping room or 1 for each occupant, whichever number is greater
Mobile home court (RV)	1 for each trailer/RV space
Mobile home or manufactured home park	For each unit with 2 or more bedrooms - 2 including 1 covered; for each 1-bedroom unit - 1 covered.
Single-family dwelling	2 including 1 covered
Two-family dwelling	For each unit - 2 including 1 covered
COMMERCIAL	

Ambulance services	1 per 500 square feet of gross floor area; plus 2 enclosed ambulance storage spaces
Artist studios	1 per 1,000 square feet of gross floor area
Auction facility	As required with conditional use permit
Automobile washing facility	1 per 200 square feet of gross floor area of sales, office, or lounge area; plus, queue for 3 cars per washing station
Automotive gas station/service shop or fuel islands	1 for each 2 gasoline pumps and 2 for each service bay (spaces in front of bays or pumps shall not be counted)
Automotive, mobile home, travel trailer, and/or farm implement sales	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Automotive repair shop, body shop, or tire shop	1 per 225 square feet of gross floor area
Automotive storage	1 per 500 square feet of gross floor area of office space; plus 1 per 1,000 square feet of gross storage area
Banks/financial institutions	1 for each 200 square feet of gross floor area; plus, queue for 4 cars per drive up window
Catering service	1 per 400 square feet of gross floor area
Childcare - family	1
Childcare - group	2
Childcare - daycare center	3 for each classroom but not less than 9 for the building
Pre-school/Learning Center	3 for each classroom but not less than 9 for the building
Churches and other places of religious assembly	1 for each 5 seats
Clinic	1 per 200 square feet of gross floor area
Club or lodge	1 per 100 square feet of gross floor area
Commercial entertainment	

facilities:	
Auditoriums, sports arenas, theaters and similar uses	1 for each 3 seats
Bowling alleys	3 for each alley or lane, plus 1 additional for each 100 square feet of the area used for restaurant, cocktail lounge, arcade area or similar use
Dance floors, skating rinks	1 per 100 square feet of gross floor area
Event Center	As required with conditional use permit
Outdoor swimming pools, public or community or club	1 for each 4 persons' capacity, plus 1 for each 4 seats or 1 for each 30 square feet floor area used for seating purposes, whichever is greater
Tennis and racquetball clubs	3 per court
Communication facilities	1 per 500 square feet gross floor area
Convenience store	1 per 250 square feet gross floor area; plus 1 for each 2 gasoline pumps
Detention facilities	As specified by conditional use permit
Emergency health care	1 per 200 square feet of gross floor area
Emergency services	1 per 500 square feet of gross floor area; plus, minimum of 2 enclosed vehicle storage spaces
Equipment rental and sales yard	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Food and beverage sales	1 per 250 square feet of gross floor area
Health clubs, spas, and weight reduction salons	1 per 250 square feet of gross floor area
Hospitals	1 for each bed
Hotels, motels	1 for each sleeping room, plus 1 for each 2 employees
Kennel	1 per 400 square feet of gross floor area
Laboratories	1 per 500 square feet of gross floor area
Laundromat	1 per 300 square feet of gross floor area
Laundry	1 per 400 square feet of gross floor area; plus, queue for 3 cars per drive up window

Maintenance and repair services	1 per 400 square feet of gross floor area; plus 1 per 500 square feet of outdoor storage area
Mortuaries, funeral parlors, and similar type uses	1 per 4 seats
Nursery, plant materials	1 per 500 square feet of outside display/ lathe house/greenhouse area, plus 1 per 250 square feet gross floor area
Nursing/convalescent homes, sanitariums, children's homes, asylums and similar uses	1 for each 2 beds
Offices, business and professional	1 per 250 square feet of gross floor area
Offices, medical and dental	1 per 200 square feet of gross floor area
Pawn shops	1 per 250 square feet of gross floor area
Personal improvement	1 per 250 square feet of gross floor area
Personal services	1 per 250 square feet of gross floor area
Printing and/or blueprinting	1 per 400 square feet of gross floor area
Restaurant with drive-through	1 per 200 square feet of gross floor area; plus, queue space for 5 cars for drive up service
Restaurants, dining rooms, taverns, nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet dance floor
Retail sales of large items such as furniture and appliances	1 per 500 square feet of gross floor area;
Retail sales not listed under another use classification	1 per 250 square feet of gross floor area;
Riding academies/stables	1 per 4 stalls
Shop, contractors (and/or yard)	1 per 400 square feet gross floor area of shop; plus 1 per 1,000 square feet of gross storage area (indoor and outdoor)
Storage (enclosed building and/or fenced area)	1 per 1,000 square feet of gross storage area
Travel services	1 per 250 square feet of gross floor area
Vet clinic (animal hospital)	1 per 400 square feet of gross floor area

INDUSTRIAL		
	Automotive wrecking yard or salvage	1 per 1,000 square feet gross storage area; plus 1 per 300 square feet office or sales area
	Industry (custom)	1 per 1,000 square feet gross area used for industrial purposes; plus 1 per 300 square feet office or sales area
	Industry (limited)	1 per 750 square feet of gross floor area used for industrial purposes; plus 1 per 300 square feet office or sales area
	Industry (research and development)	1 per 500 square feet
	Manufacturing facilities and processing plants	1 per 500 square feet gross area used for manufacturing/processing; plus 1 per 300 square feet office or sales area
	Warehousing, wholesaling, distribution and storage	1 per 1,000 square feet gross area up to 20,000 square feet plus 1 per 2,000 square feet gross area over 20,000 square feet
PUBLIC/SEMI-PUBLIC		
	Business, technical and trade schools	1 for each 2 students
	Colleges, universities	1 for each 4 students
	Cultural facilities	1 per 300 square feet gross floor area; plus 1 per 90 square feet for area for assembly purposes
	Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls
	Government offices	1 per 250 square feet gross floor area
	High schools	As required with conditional use permit
	Kindergartens, childcare centers, nursery schools and similar uses	3 for each classroom, but not less than 9 for the building
	Libraries, museums and art galleries	1 for each 400 square feet floor area

Notes:

1. The size of the garage required for dwelling units shall be measured by exterior dimensions and shall be at least 10 feet by 20 feet for a 1 space garage and 20 feet by 20 feet for a 2-space garage. Driveway widths may be tapered at the street for garages with more than three spaces.
2. The parking pad shall be measured from garage face to edge of sidewalk or edge of paved travel lane (public street, private street, or alley).
3. Within the CBD zoning district, minimum required parking ~~may shall~~ be reduced by Council by for up to 50% for of all non-residential uses, except for residential uses. Adjacent on-street parking may also be included in the minimum parking requirement. Council may also require a parking in-lieu-of payment for a portion of the reduced parking.
4. To encourage rehabilitation of structures within the CBD zoning district, or a structure within a district proposed to be changed to CBD, existing structures may be upgraded and the use changed if no expansion of the structure is planned and if approved by the building official and Flood Plain Administrator, and no additional parking shall be required except for ADA required spaces.

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

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

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

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

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

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

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

townhouses.

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

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

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

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

B. Agreement:

1. All parties involved with the shared use parking area shall submit a written agreement to the administrator, signed by the applicable parties involved. The agreement shall specify the following:
 - a. Party or parties responsible for construction; and
 - b. Party or parties responsible for maintenance.
2. The applicant or owner shall record such agreement with the county recorder prior to issuance of any permits.
3. The shared use parking agreement may be terminated by the parties only if off street parking is provided in conformance with this article and approved by the administrator prior to the termination.
4. In-lieu-of fees for required parking spaces may be allowed in the Central Business District with a parking space fee being determined solely by the Council. Collected fees shall go towards the purchase and or construction of public parking in the district.
5. Parking garages shall be designed to accommodate future public parking needs.

8-4B-5: OFF STREET LOADING SPACE REQUIREMENTS:

A. Off street loading spaces for commercial and industrial uses shall be provided in accord with table 8-4B-5(a) of this section.

TABLE 8-4B-5(a)
ADD NUMBERS: REQUIRED LOADING SPACES
BY GROSS FLOOR AREA

Gross Floor Area In Square Feet	Required Type And Number Of Spaces
0 to 36,000	1 type B
36,001 to 100,000	1 type A and 1 type B
Each additional 75,000 or fraction thereof	1 additional type A

B. Type A spaces shall be not less than twelve feet (12') in width and thirty-five feet (35') in length. Type B spaces shall be not less than fifteen feet (15') in width and sixty-five feet (65') in length. All spaces shall have fourteen feet (14') of vertical clearance.

C. Parking and loading areas shall be designed so vehicles shall not back out into the street.

D. No off street loading space shall be located closer than fifty feet (50') to an abutting rural or residential district unless entirely enclosed within a sound attenuating structure, such as masonry block. No off-street loading space shall face an abutting residential district.

E. Any off-street loading space located within fifty feet (50') of a residential district shall not operate between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.

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

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

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

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

ARTICLE C

TEMPORARY USE REQUIREMENTS

8-4C-1: APPLICABILITY:

8-4C-2: GENERAL STANDARDS:

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS:

8-4C-4: STANDARDS FOR CONSTRUCTION SITES:

8-4C-5: STANDARDS FOR SEASONAL SALE OF AGRICULTURAL AND FOOD PRODUCTS:

8-4C-6: STANDARDS FOR ARTS, ENTERTAINMENT OR RECREATION EVENTS:

8-4C-7: STANDARDS FOR VENDORS NOT ASSOCIATED WITH AN ARTS, ENTERTAINMENT OR RECREATION EVENT:

8-4C-8: STANDARDS FOR PROMOTIONAL ACTIVITIES IN THE NONRESIDENTIAL DISTRICTS INVOLVING THE SALE OF GOODS AND MERCHANDISE WHERE IT IS ACCESSORY TO THE PRINCIPALLY PERMITTED USE:

8-4C-9: STANDARDS FOR FOOD TRUCKS, TRAILERS AND STANDS (TEMPORARY FOOD OPERATION):

8-4C-1 APPLICABILITY:

The regulations of this article shall apply to all temporary uses in all districts with the exception that special events and seasonal activities that are conducted as part of an education facility shall be deemed accessory uses. Temporary uses shall be processed in conjunction with a Certificate of Zoning Compliance.

8-4C-2: GENERAL STANDARDS:

A. Time Period:

1. Except as otherwise defined in this section, a temporary use is allowed for a specified period not to exceed six (6) months.
2. For seasonal stands or events, the certificate of zoning compliance shall specify a beginning and end date.

B. Location:

1. Structures and/or the display of merchandise shall comply with the setback requirements of the district within which it is located.
2. Temporary structures, signs and merchandise shall be displayed so as not to interfere with the vision triangle. In no case shall items be displayed, or business conducted within the public right of way, unless otherwise authorized by the transportation authority.

C. Structures: A maximum of one structure shall be allowed and may cover a maximum of five hundred (500) square feet, unless otherwise permitted within the regulations of this title, or as approved by the administrator.

1. The use shall not result in the construction of any permanent structures that would not

otherwise be permitted subject to the regulations of this title.

2. Any temporary structures shall be portable and completely removed at the end of the allowed time period.
3. The applicant shall obtain any necessary building permits.

D. Caretaker Unit:

1. One caretaker unit in a trailer or recreational vehicle may be allowed on the site only for the purposes of security and maintenance of the site.
2. The unit shall be completely removed at the end of the allowed time period.

E. Parking and Access:

1. Adequate off-street parking shall be provided to serve the use.
2. The use shall not displace the required off street parking spaces or loading areas of the principal permitted uses on the site.
3. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances and shall be approved by the Transportation Authority.
4. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material, unless otherwise required subject to the regulations of this title.

F. Signs: All signs erected in association with the use shall be in compliance with the regulations of this title.

G. Noise: Compressors, fans, pumps, and other motorized equipment shall be located or shielded to reduce noise levels to adjoining properties and shall not operate between the hours of 8 pm to 7 am. If electricity is reasonably available to the site, the applicant shall be required to connect to the electric source.

H. Site Conditions:

1. Returned to Clean Condition: The site shall be returned to a clean condition after the termination of the use, including free of debris and garbage.
2. Disposal: Unsold food products, trees, greens, or debris generated by the use shall be properly disposed of off the site.
3. Unobstructed Sidewalk: If a sidewalk or walkway in front of the building is used for the temporary use, a minimum width of four feet (4') shall remain unobstructed for pedestrian use.

I. Conditions: The administrator may require additional conditions to mitigate adverse effects on surrounding properties, particularly regarding traffic generated, compressor and pump noise, odor, light and glare, dust, and hours of operation. The conditions may include, but not be limited to, any or all of the following:

1. Standards related to the emission of noise, vibration, and other potentially objectionable impacts.
2. Limits on time of day for the conduct of the specified use, including deliveries and maintenance.
3. Other standards necessary to protect the public health, safety, and welfare and mitigate adverse effects on surrounding property.

J. Compliance with Guidelines: The use shall comply with any guidelines, regulations and permitting process required by any authorizing public agencies, including, but not limited to, the Central District Health Department, transportation authority, and the Star city departments.

K. Failure to comply with general standards will result in the revocation of the temporary use permit by the administrator.

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS:

A. Retail fireworks stands shall be prohibited in residential districts.

B. Firework stands shall comply with General Standards in 8-4C-2 of this title.

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

D. Dates of fireworks sales shall comply with Idaho Code section 39-2606. Nonaerial common fireworks may be sold at retail and used beginning at twelve o'clock (12:00) midnight June 23 and ending at twelve o'clock (12:00) midnight July 5 and beginning at twelve o'clock (12:00) midnight December 26 and ending at twelve o'clock (12:00) midnight January 1. Fireworks may be sold and used at any time in compliance with permits issued under the provisions of section 39-2605, Idaho Code.

E. Applicant shall comply with the standards for access as determined by the transportation authority. Entrance and exit drives shall be designed to prevent traffic hazards and nuisances.

F. A site plan is required showing ingress and egress. Proper turn-around and site circulation shall be provided at all times, including signage indicating parking, entrances and exits.

G. Parking areas shall be paved, in vegetative cover, or improved with a dustless material.

H. Conditions: The administrator may require additional conditions to mitigate adverse effects on the current and surrounding properties, particularly regarding traffic, access, light and glare, dust, and hours of operation.

I. Applicant(s) shall apply for any required building and vendor permits.

J. Aerial fireworks shall not be possessed or sold at any time.

8-4C-4: STANDARDS FOR CONSTRUCTION SITES:

A. New development shall contain construction debris on site and prevent windblown debris from entering neighboring properties.

B. Temporary buildings, construction trailers, equipment and materials may be permitted in any district during the period construction work is in progress. Such temporary facilities or

equipment shall be removed within ~~sixty (60)~~ thirty (30) days of completion of the construction work.

8-4C-5: STANDARDS FOR SEASONAL SALE OF AGRICULTURAL AND FOOD PRODUCTS:

A. The provisions of this title shall apply to Christmas tree lot, snow cone shack, pumpkin sale stand, produce stand, and similar uses as determined by the administrator. Lemonade stands or other similar food sales within neighborhoods conducted by children are exempt from these regulations so long as the activity remains only on local streets and is not conducted on collectors, arterials or highways.

B. Such sales are limited to a period of time not to exceed two (2) consecutive months for pumpkin and Christmas tree sales, and four (4) consecutive months per calendar year for other uses. Christmas tree lots shall be removed by January 1.

C. Applicant shall comply with the standards for access as determined by the transportation authority.

D. Parking areas shall be paved, in vegetative cover, or improved with a dustless material.

E. Applicant shall obtain all appropriate city permits.

8-4C-6: STANDARDS FOR ARTS, ENTERTAINMENT OR RECREATION EVENTS:

A. Events, such as festivals, carnivals, circuses, fairs, and amusement rides may be allowed in any nonresidential district for a period not to exceed two (2) weeks within any ninety (90) day period.

B. Special, one (1) day events, including, but not limited to farmers markets, charity events, fun runs, may be allowed in residential districts, including City parks, subject to approval by the City. Food trucks and other temporary food operations may be permitted for these events.

C. The Star city police department shall review the location and access for any use in this category.

D. Vendors shall obtain a city of Star vendor permit.

8-4C-7: STANDARDS FOR VENDORS NOT ASSOCIATED WITH AN ARTS, ENTERTAINMENT OR RECREATION EVENT:

A. The applicant shall provide notarized consent of the property owner.

B. The use shall be prohibited in certain residential districts.

C. Vendor shall obtain city of Star vendor permit.

D. No caretaker unit shall be allowed.

E. Signs shall only be allowed on the vending units and shall not exceed sixteen (16) square feet in area.

F. No direct sales to customers in vehicles shall be allowed. The design and placement of the units shall prohibit such sales. Vendors with drive-up windows must be in a structure and shall be processed as a conditional use in accord with chapter 1, "Administration", of this title.

G. The twelve (12) month approval period shall be evaluated at the time of the annual license renewal.

1. If the administrator, city clerk and/or Star city police have unresolved, compelling complaints regarding the vendor, a new temporary use shall be required. Otherwise the twelve (12) month approval period shall be extended.

2. As complaints are received, it will be determined if the complaint represents a compelling health and/or safety issue. Any compelling complaints will be forwarded to the Star city police for resolution in accord with the enforcement provisions of section 8-2A-11 of this title.

8-4C-8: STANDARDS FOR PROMOTIONAL ACTIVITIES IN THE NONRESIDENTIAL DISTRICTS INVOLVING THE SALE OF GOODS AND MERCHANDISE WHERE IT IS ACCESSORY TO THE PRINCIPALLY PERMITTED USE:

A. The applicant shall provide notarized consent of the property owner.

B. Activities may be conducted outside for a period of not more than two (2) weeks.

C. Applicant shall obtain a city of Star vendor permit.

D. Applicant may request renewal twice during any calendar year, for a maximum of six (6) weeks per calendar year.

8-4C-9: STANDARDS FOR FOOD TRUCKS, TRAILERS AND STANDS (TEMPORARY FOOD OPERATIONS):

A. Temporary food operations shall only be located on a parcel or lot in a non-residential zoning district, unless otherwise be permitted subject to the regulations of this title.

B. The temporary food operation shall be located on a parcel or lot that has a paved driveway and parking lot capable of providing parking during the busiest hours of operation while maintaining safe access to and from the operation, unless an alternative is approved by the administrator.

C. The temporary food operation shall further comply with General Standards in 8-4C-2 of this title.

- D. The number of temporary food operations allowed within City Limits shall be determined by current population. One (1) temporary food operation per 3,000 citizens shall be allowed within City Limits.
- E. Temporary food operations shall be approved for one (1) year, with yearly Zoning Compliance Reverification application required for continued use. The applicant shall renew their vendors permit annually.
- F. Temporary food operations shall be located no closer than 300' from an existing, established restaurant or business serving food during that establishments normal business hours, unless written approval from the owner of that establishment is provided at the time of application.
- G. A portable restroom, or arrangements for restroom access from an adjacent business shall be required for employees of a temporary food operation that is in operation longer than two (2) hours.
- H. A table and chairs or picnic table shall be provided for all temporary food operations. Any additional items, including but not limited to umbrellas, canopies/covers, signs and displays are subject to review and approval at the time of application.
- I. Food trucks shall be removed from the site daily once service is completed. Trailers and stands may stay on the property so long as it does not create a visual nuisance to the community.

ARTICLE D. PRIVATE STREET REQUIREMENTS

8-4D-1: PURPOSE:

8-4D-2: APPLICABILITY:

8-4D-3: STANDARDS:

8-4D-4: REQUIRED FINDINGS:

8-4D-1: PURPOSE:

The purpose of this article is to provide better circulation and safety within commercial, industrial, mixed use, multi-family and certain low-density residential (R-1 or lower) developments by allowing private streets to provide frontage and access to properties that do not have internal public streets, when clear emergency vehicle travel lanes and name addressing for the properties are established. It is not the intent to approve private streets for single-family, duplex and/or townhouse developments in higher density residential developments (R-2 or higher, M-U) unless they are part of a planned unit development or development agreement, where creative design elements including, but not limited to, mixed uses, common area mews, live/work concepts and/or distinctive open spaces are designed within the development. The applicability may be extended where the administrator finds it necessary to provide private streets, and Star Fire District determines that private streets will maintain or enhance the safety of a development. All private streets within a new subdivision shall be approved by the Star Fire District and City Council. Private streets within a minor land division or parcel division may be approved by the Administrator, with Fire District approval. Any private street necessary to provide access and/or frontage in association with a public utility or infrastructure facility and does not provide access to any dwellings shall be exempt from Council approval but is still subject to fire approval.

8-4D-2: APPLICABILITY:

The provisions of this section shall apply to any eligible property that does not have frontage on a public street or where frontage is not required. A private street shall not deny the ability to provide access or connectivity to adjacent properties, as determined by the Administrator, emergency services and/or Transportation Agencies.

8-4D-3: STANDARDS:

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: Private G-gates or other obstacles shall not be allowed, unless approved by Council and

the Fire District.

B. Construction Standards:

1. Obtain approval from the county street naming committee and/or City 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 and Construction: The private street ~~shall may~~ be constructed within ~~the an~~ easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28'. All other residential developments and shall be constructed within a common lot and shall have a 36' width have a travel lane that meets ACHD/CHD4 width construction standards, unless otherwise for the City of Star, or as determined by the Council and Star Fire District.
5. Sidewalks: A minimum five foot (5') ~~attached or~~ detached sidewalk shall be provided on at least one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.
6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.
67. 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.
78. A final plat shall not be signed, and/or No building permits shall be issued for any structure using a private street ~~for access to a public street~~ until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

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 Street 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 street 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 street 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 street 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:

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.

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

8-4E-1: APPLICABILITY:

8-4E-2: STANDARDS:

8-4E-1: APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

8-4E-2: STANDARDS:

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable open space. ~~Ten percent (10%) of that area shall be usable open space. Open space shall be designated as a total of 15% for residential developments in all zones with densities greater than R-1.~~
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 waiver in total required of 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 and amenities 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required 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, as determined by the Administrator.

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

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool with a changing and restroom facility.
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of ~~5%~~ 10% 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. A swimming pool, with a changing and restroom facility shall be required for any single-family residential development of 200 or more dwellings. The minimum pool size shall be equal to 80'x 40'.

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

F ~~E~~. Maintenance:

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

Chapter 5

SPECIFIC USE STANDARDS

8-5-1: ANIMAL CARE FACILITY:

8-5-2: ARTIST STUDIO:

8-5-3: ARTS, ENTERTAINMENT OR RECREATION FACILITY, INDOOR AND OUTDOOR:

8-5-4: ASPHALT OR CONCRETE PLANT:

8-5-5: AUTOMATED TELLER MACHINE:

8-5-6: AUTOMOTIVE, HOBBY:

8-5-7: BUILD-TO-RENT, SINGLE-FAMILY DWELLING DEVELOPMENTS:

8-5-7: CAMPGROUND/RV PARK:

8-5-8: CARETAKER UNIT

8-5-9: CEMETERY:

8-5-10: CHILD CARE FACILITY:

8-5-11: CHURCH OR PLACE OF RELIGIOUS WORSHIP:

8-5-12: CONTRACTORS YARD OR SHOP:

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

8-5-13: DWELLING, TWO-FAMILY DUPLEX:

8-5-14: GASOLINE STATION/GASOLINE STATION WITH CONVENIENCE STORE, AND TRUCK STOP:

8-5-15: HOME OCCUPATION:

8-5-16: LIVE/WORK UNIT:

8-5-17: MANUFACTURED/MOBILE HOME GUIDELINES:

8-5-18: MANUFACTURED/MOBILE HOME PARKS:

8-5-19: MINING, PIT OR QUARRY AND ACCESSORY PITS:

8-5-20: MULTI-FAMILY DWELLING/DEVELOPMENT:

8-5-21: NURSING OR RESIDENTIAL CARE FACILITIES:

8-5-22: PORTABLE CLASSROOM/MODULAR BUILDING:

8-5-22: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

8-5-23: RECYCLING CENTER:

8-5-24: RIDING ARENA OR STABLE, COMMERCIAL:

8-5-25: SECONDARY DWELLING UNIT:

8-5-26: SHORT-TERM RENTAL:

8-5-27: STORAGE FACILITY, OUTSIDE:

8-5-28: STORAGE FACILITY, SELF-SERVICE:

8-5-29: TEMPORARY LIVING QUARTERS:

8-5-30: TERMINAL, FREIGHT OR TRUCK:

8-5-31: VEHICLE EMISSIONS TESTING:

8-5-32: VEHICLE IMPOUND YARD:

8-5-33: VEHICLE REPAIR, MAJOR AND MINOR:

8-5-34: VEHICLE SALES OR RENTAL:

8-5-35: VEHICLE WASHING FACILITY:

8-5-36: VEHICLE WRECKING OR JUNK YARD:

8-5-37: WIRELESS COMMUNICATION FACILITY:

8-5-1: ANIMAL CARE FACILITY:

- A. Such use shall be located at least two hundred fifty feet (250') from any residence, including motels and hotels, except for an owner's residence. The administrator may modify these requirements if the animals are completely housed in soundproof structures that completely screen them from view of the abutting residential property.
- B. Fencing shall be required for any outdoor use for animals. The fencing shall be a six-foot (6') fence to secure animals and to buffer adjacent land uses.
- C. Outside runs shall be operated only between the hours of seven o'clock (7:00) A.M. and nine o'clock (9:00) P.M., with an attendant present on the premises at all times.
- D. The facility owner and/or operator shall comply with all state and regulations relative to such a facility and shall maintain housekeeping practices designed to prevent the creation of a nuisance and to reduce noise and odor to a minimum.

8-5-2: ARTIST STUDIO:

- A. All production, fabrication and assembly of materials shall be conducted within a completely enclosed structure if adjoining a residence or a residential district.
- B. If in an industrial district, accessory retail sales shall be limited to a floor area not exceeding twenty five percent (25%) of the total enclosed area of the use. Goods sold shall be only those produced on the site or complementary products.

8-5-3: ARTS, ENTERTAINMENT OR RECREATION FACILITY, INDOOR AND OUTDOOR:

- A. General standards:
 - 1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts.
 - 2. No outdoor event or activity center shall be located within one hundred feet (100') of any residential property line and shall operate outdoor uses only between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
 - 3. Accessory uses include, but are not limited to: retail, equipment rental, restaurant and drinking establishments may be allowed if designed to serve patrons of the use only.
 - 4. Outdoor speaker systems shall be subject to the provisions of title 3, chapter 2, "Noise Control", of this code.
 - 5. May require a Vendor's Permit, at the discretion of the administrator.
- B. Additional standards for swimming pool: Any outdoor swimming pool shall be completely enclosed within a six foot (6') non-scalable fence that meets the requirements of the city of Star building regulations in accord with title 7 of this code.
- C. Additional standards for outdoor stage or musical venue: Any use with a capacity of one

hundred (100) seats or more or within one thousand feet (1,000') of a residence or a residential district shall be subject to approval of a conditional use permit.

8-5-4: ASPHALT OR CONCRETE PLANT:

- A. Asphalt mixing and concrete batching may only be allowed as accessory uses to a pit, mine, or quarry in an industrial zone.
- B. Any structure or equipment shall be a minimum of one thousand feet (1,000') from any dwelling other than the dwelling of the owner or caretaker of the subject property.
- C. The operation shall meet all federal, state and local standards relating to health and safety.
- D. A plant may not be used in conjunction with an accessory pit as described within this chapter.

8-5-5: AUTOMATED TELLER MACHINE:

The administrator or designee may approve alternative standards where it is determined that a similar or greater level of security is provided.

- A. A five foot (5') deep space shall be provided in front of the ATM;
- B. A lighting plan will be required with the intent to ensure that adequate lighting is provided;
- C. A trash receptacle not impeding access shall be immediately accessible to the ATM; and
- D. At the time the ATM is removed, the structure's facade shall have a finished appearance consistent with the existing structure. See also "Self-Service Uses", of this title.
- E. This use is accessory to an approved bank or other financial institution.

8-5-6: AUTOMOTIVE, HOBBY:

- A. Use prohibited from retail or wholesale sales of vehicles, automotive parts or supplies.
- B. No commercial restoration, repair, storage or maintenance of motor vehicles. This use shall not be allowed as a Home Occupation.
- C. Site for hobby shall be maintained in an orderly manner, with no more than two (2) inoperable, dismantled, or unregistered motor vehicles on site unless stored in an enclosed structure.
- D. Vehicles must be stored in the rear or side yard behind a sight obscuring fence or within a completely enclosed structure.

8-5-7: BUILD-TO-RENT, SINGLE-FAMILY DWELLING DEVELOPMENTS:

The intent of this type of development is to mirror that of a typical, single-family detached subdivision neighborhood in all manners. Therefore, the following criteria shall be required for all such developments:

- 1) Before any Build-to-Rent development is initiated, either through the submission of construction plans or annexation, rezoning, preliminary or final plat applications, the development entity shall:
 - a) Provide a Declaration to the City of Star Zoning Administrator that provides the following project information:
 - (1) Statement regarding the intent to operate a Build-to-Rent development.
 - (2) The number of units (and percentage) of the development that will be permanently managed by a management company.
 - (3) What infrastructure will be privately maintained.
 - (4) Name of the local Registered Agent individual or company to which legal notices would be directed.
 - (5) Description of the property management process to be used, including the management company and local property manager.
 - (6) Declaration that the development shall consist of individual residential lots each with its own street address, water meter and sewer tap.
 - (7) Description of Covenants to be enforced by the management entity.
 - (8) The overarching applicant development organization shall be identified, describing the unity of control and management of the development.
 - (9) Architectural drawings of the proposed units.
- 2) This Section is applicable to the Residential District (R), the Mixed-Use District (MU), or any proposed Planned Unit Developments, and shall be reviewed and approved through the Conditional Use Permit process.
- 3) This section shall apply to the development of Build-to-Rent residences within the same development, and may include one parcel or individually platted lots.
- 4) Any application that does not comply with this Section or converts to a Build-to-Rent development at any time during the preliminary plat, final plat or upon completion of a development shall have a Condition of Approval added that requires Council approval of a Conditional Use Permit prior to final plat approval and/or certificate of occupancy.

5) Dwelling unit design 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 styles be located adjacent to each other. The number of different dwelling styles shall be as follows:

- (a) 1 to 50 units = minimum of 5 architectural types
- (b) 51 to 100 units = minimum of 7 architectural types
- (c) 101 to 200 units = minimum of 10 architectural types
- (d) Over 200 units = minimum of 15 architectural type

6) Design standards. Single-Family Build to Rent dwellings developments shall comply with the following standards:

- a) All other standards found elsewhere in this Title relating to single-family dwelling developments and subdivisions shall apply to any build-to-rent development, including minimum open space, amenity and subdivision requirements.
- b) Building elevations for all residential uses shall be submitted with the application and will be included as part of any development agreement and/or condition of approval.
- c) Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone or other decorative masonry product.
- d) Facades and floorplans of each unit shall not replicate the façade, rooflines or floorplan of the adjacent 5 units. Facades abutting a collector or arterial (either front or rear) shall provide additional relief including but not limited to additional architectural features, colors and landscaping to prevent aesthetically unpleasant areas. Units shall utilize at least two of the following design features on the front and rear facades:
 - 1. Gables;
 - 2. Recessed entries;
 - 3. Covered front porches and/or balconies;
 - 4. Pillars posts, or columns;
 - 5. Bay window with a minimum of 24-inch projection, Clerestory windows; or Dormers;
 - 6. Walls which face a street other than an alley shall contain at least 20 percent of the wall space in windows and/or doors.
- e) There shall be a mixture of two (2) story and one (1) story structures.
- f) No facade or floorplan shall be used for more than 15% of the project.

- g) Roofing style is not included in the facade.
- h) All proposed build-to-rent developments are required to have a local management company at all times. An on-site property manager shall be required in any development with twenty (20) or more dwelling units. A local management company may be utilized if approved by Council. Rentals shall be managed specifically through the management company, with no rental signs allowed anywhere within the development, including in front of individual dwellings.
- i) Maintenance and Ownership Responsibilities: All build-to-rent developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, yard landscaping, amenities and other development features. This also includes painting of dwellings and other common structures a minimum of at least every 10 years and updated roofing a minimum of every 20 years. All common landscaping shall be maintained weekly. This shall include but not be limited to mowing, weeding, watering, drainage facilities and replacement of dead trees and shrubs.
- j) 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.
- k) Storage of Recreational Vehicles: No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored, or parked for longer than 48 hours on any dwelling lot or within the public or private right of way, but may be provided for in a separate, designated and screened area, and approved as part of the development.
- l) To prevent a platted subdivision that is developed as a build-to-rent development from being sold on the open market to individual owners at one time, a condition of approval shall be included allowing no greater than one-quarter of the development from being sold to individual owners within a two-year period.

8-5-7: CAMPGROUND/RV PARK:

A. Access:

1. Campground/RV park shall abut and shall have direct access from a collector or arterial road. Plans will show roadways and driveways, including the width and type of surface.
2. Access shall be approved by the Transportation authority.

B. Design: The design shall include:

1. Specific locations of sites or units for RVs (recreational vehicles), motor homes, travel trailers or tents.
2. Location of all structures.
3. Method of trash disposal.
4. Utility plan (water/electrical/sewer).

C. Site Development:

1. Lighting: The campground/RV park shall be adequately lighted and follow the requirements of outdoor lighting as provided for within this title.
2. Outdoor Speaker Systems: Outdoor speaker systems shall be subject to the provisions of title 3, chapter 2, "Noise Control", of this code.
3. Drainage: Drainage shall comply with drainage requirements of this title.
4. Water, Sewer and Electrical Outlets: Each space shall be provided with water, sewer and electrical outlets and shall comply with all city/state codes.
5. Spaces: Each space shall contain a minimum of one thousand (1,000) square feet, shall be at least twenty feet (20') wide and space boundaries shall be clearly defined. There shall be a minimum of fifteen feet (15') of space between RVs/motor homes/trailers and setbacks as established by the city.
6. Parking: Each space shall provide for off street parking and shall be graveled, paved or provide other means for a dust free surface.
7. Number of Spaces: No greater number of RVs, motor homes or trailers shall be allowed in any campground/RV park than the number of spaces permitted.
8. Landscaped Setback with Screening: A fifty foot (50') landscaped setback with protective screening or fencing shall be required on property boundaries adjacent to a public right of way. Property boundaries adjoining private property shall have a landscaped setback of twenty-five feet (25') with protective fencing.

D. Accessory Uses and Accommodations:

1. Buildings and accessory buildings, including, but not limited to, management headquarters, staff housing, recreational structures, laundry facilities, toilets, showers, and other sanitary services, may be allowed subject to the following restrictions:
 - a. Such uses shall be restricted to the occupants of the campground/park.
 - b. Each campground/RV park shall provide restroom facilities that shall include both male and female facilities with no less than two (2) bath or shower accommodations provided for each facility. The restrooms shall provide no less than two (2) toilets to each male and female facility.
 - c. The structures enclosing such uses shall not be located closer than fifty feet (50') to any public street and shall not be directly accessible from any public street.
 - d. Each service building floor shall be of concrete, tile or similar material, impervious to water, and pitched to a floor drain. The structure shall be a permanent structure and meet requirements of the current building code. All structures shall provide proper lighting within the structure twenty-four (24) hours a day. Each building shall provide exterior lighting after dusk and before dawn.
 - e. Each campground/RV park shall provide trash disposal areas for each twenty (20) spaces. Disposal areas shall be fenced with a site obscuring fence, the height of which shall be a minimum four feet (4') and shall be located one hundred fifty feet (150') from any space.
 - f. All campgrounds/parks with fifteen (15) spaces or more shall provide an open space area and

amenity constructed in a manner to provide a recreational area for occupants of the campground/park. An additional amenity shall be provided for every additional 40-unit spaces.

E. Restrictions: It shall be unlawful for any tent, RV, motor home or travel trailer to be used as permanent living quarters. Maximum stay shall be thirty (30) calendar days for any guest. Once a four-week stay ends, a guest must wait thirty (30) calendar days before returning.

8-5-8: CARETAKER UNIT:

A. Use as a caretaker for a construction site. One accessory caretaker unit in a trailer or recreational vehicle may be allowed on the construction site only for the purposes of security and maintenance of the site.

B. Use as a caretaker unit and office with an approved conditional use permit for a storage facility.

C. Use as an accessory use for an active farm that is 10-acres or greater in size for the purpose of providing living quarters for a hired, seasonal worker to temporarily work the property to harvest crops only.

D. The unit shall be completely removed at the end of the allowed time period.

8-5-9: CEMETERY:

Graves and monuments shall not be located within fifteen feet (15') from any property line.

8-5-10: CHILD CARE FACILITY:

A. General standards for all child care and adult care uses, including the classifications of child care center; child care, family; child care, group; and child care pre-school/early learning:

1. In determining the type of child care facility, the total number of children cared for (excluding the owner/operator's children) during the day and not the number of children at the facility at one time, is the determining factor.

2. On site vehicle pick up, parking and turnaround areas shall be provided to ensure safe discharge and pick up of clients.

3. The city council shall specify the maximum number of allowable clients and hours of operation as conditions of approval.

4. The applicant or owner shall secure and maintain a basic child care license from the state of Idaho department of health and welfare family and children's services division.

5. In residential districts or uses adjoining an adjacent residence, the hours of operation shall be between seven o'clock (7:00) A.M. to nine o'clock (9:00) P.M. This standard may be modified through approval of a conditional use permit.

B. Additional standards for child care facilities that serve children:

1. All outdoor play areas shall be completely enclosed by minimum six foot (6') non-scalable fence to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool fence requirements of the building regulations in accord

with title 7 of this code.

2. Outdoor play equipment over six feet (6') high shall not be located in a front or side yard.
3. Outdoor play areas in residential districts adjacent to an existing residence shall not be used after dusk.
4. If within a subdivision the number of children shall be further approved by the HOA.

8-5-11: CHURCH OR PLACE OF RELIGIOUS WORSHIP:

Uses that are accessory to churches or other places of religious worship, such as schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district.

Churches conducting activities outside the normal church events are required to complete a temporary use permit stating when and where the activity will take place and who will be in charge of the activity.

8-5-12: CONTRACTORS YARD OR SHOP:

A. General Standards:

1. If the property is located in a residential or rural base district, all structures or outdoor storage areas shall be located a minimum of one hundred feet (100') from any property line abutting another property. The one hundred-foot (100') buffer from the property line shall have a vegetative ground cover and shall be regularly maintained to prevent weed growth. All structures and outdoor storage areas shall be depicted on the master site plan.
2. Outdoor storage areas shall be screened year-round and comply with Chapter 8 of this title.
3. The site shall not be used as an "impound yard", or "wrecking, junk or salvage yard" as herein defined.
4. For the purposes of this title, a contractor's yard or shop is not a home occupation.
5. The property shall have approved access from an improved public roadway for the use.
6. Maintenance of vehicles or machinery shall be incidental to the contractor's yard or shop and the incidental use shall only include minor repair.
7. Accessory office space shall comply with this title and shall be identified on the approved site plan.
8. Parking area improvements shall comply with the standards found in Chapter 4 of this title and shall be delineated on the site plan or parking plan. No on street parking of vehicles or equipment associated with the use is allowed.

9. Use of the property shall comply with Chapter 1, "Noise", of this title.

10. Hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. unless otherwise approved or restricted with a conditional use permit.

11. No retail sales associated with a contractor's yard or shop may occur on the property unless retail sales are approved with a different use that allows retail sales.

12. A building permit may be required for the change in use or occupancy of any existing structure, or portion thereof, used in association with a contractor's yard or shop.

13. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the City. If a permit holder refuses to allow inspection of the premises by the City, the approved conditional use permit may be revoked.

B. Additional Standards: Additional standards for a contractor's yard or shop permitted as a conditional use:

1. The following shall be considered as part of the review of an application for a conditional use permit for a contractor's yard or shop:

- a. The proximity of existing dwellings;
- b. The number of employees;
- c. The hours and days of operation;
- d. Dust;
- e. Noise;
- f. Outdoor loading;
- g. Traffic;
- h. Landscaping and screening;
- i. Other.

2. The duration of a conditional use permit for a contractor's yard or shop shall be limited. For uses in the agricultural or rural residential zoning districts, the conditional use permit shall expire five (5) years following the approval date. Upon expiration of the conditional use permit, all equipment and materials stored outdoors shall be removed within thirty (30) days from the subject property. A new conditional use permit may be applied for to continue the use, subject to current zoning standards. For uses in the industrial zoning district, there shall be no expiration date.

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.

B. All establishments providing drive-through service shall identify the stacking lane, menu and speaker location (if applicable), and window location on applicable permit applications.

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;
2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking;
3. The stacking lane shall not be located within ten feet (10') of any residential district or existing residence;
4. Any stacking lane greater than one hundred feet (100') in length shall provide for an escape lane;
5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required.

D. The applicant shall provide a six-foot (6') sight obscuring fence where a stacking lane or window location adjoins a residential district or an existing residence.

E. Menu boards are considered as signs.

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

8-5-14: DWELLING, TWO-FAMILY DUPLEX:**A. General Standards:**

1. Duplexes shall require approval of a Certificate of Zoning Compliance.
2. Required parking shall be located on-site, with no parking allowed within the public right-of-way.
3. Approval from an active Home-Owners Association shall be required if located within a neighborhood with current CC&R's.

8-5-14: GASOLINE STATION/GASOLINE STATION WITH CONVENIENCE STORE, AND TRUCK STOP:

A. General standards:

1. When allowed as an accessory use, gasoline or diesel fuel sale facilities shall not occupy more than twenty five percent (25%) of the subject property.
2. The total height of any overhead canopy or weather protection device shall not exceed twenty feet (20').
3. Vehicle stacking lanes shall be available on the property but outside the fueling areas. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons. Such stacking lanes shall be separate from areas required for access and parking. The stacking lanes shall not be located within ten feet (10') of any abutting residential districts.

B. Additional standards for fuel sales facility, truck stop:

1. The use shall be located on a principal arterial, collector or near an interstate interchange.
2. The use shall be located a minimum of six hundred feet (600') from any residential district and a minimum of one thousand feet (1,000') from any hospital, unless located within the central business district, in which case a minimum buffer of one hundred feet (100') shall be required from the existing residential lot line to the property line of the use.

8-5-15: HOME OCCUPATION:

The following standards apply to all home occupation uses:

A. Persons Involved: No more than three (3) people other than members of the family residing on the premises shall be engaged in such occupation.

B. Subordinate Use: The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and no more than twenty five percent (25%) of the floor area of the dwelling shall be used in the conduct of the home occupation.

C. Outside Appearance of Premises: There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

D. Traffic: No significant traffic shall be generated by such home occupation, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified within this title and shall not be located in a required front yard.

E. Performance Standards: No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

F. Storage of Materials Outdoors: No storage of materials or supplies outdoors or in any accessory detached storage structure shall be allowed.

G. Signs: It shall not involve the use of signs and/or structures other than those permitted in the district of which it is a part.

H. Parking of Commercial Vehicle: A home occupation shall not involve the use and parking of a commercial vehicle.

I. Off Street Parking: Off street parking shall be provided as specified, in addition to the required off street parking for the dwelling. One paved, off street parking space shall be provided for the nonresident employee, plus a space for any potential clients, if applicable, and shall be improved as per the standards of this title. No overnight parking of client or employee vehicles shall be allowed on site or on-street.

J. Hours of Visits: All visits by clients, customers, and/or employees shall occur between the hours of eight o'clock (8:00) A.M. and nine o'clock (9:00) P.M.

K. Additional Standards for All Home Occupations:

- 1 HOA Approval: The applicant shall receive prior approval from the homeowner's association, if one exists.
- 2 The following occupations are prohibited as home occupations: service, repair or painting of any vehicle; commercial kennel; adult entertainment; commercial composting; sales, repackaging or use of hazardous materials; or any other uses not consistent with the applicable base district purpose statement.
- 3 For the duration of an approved home occupation permit, the use shall be subject to zoning inspection upon advanced notice and request by the City. If a permit holder refuses to allow inspection of the premises by the City, the home occupation permit may be revoked.
- 4 The home occupation shall not receive more than two (2) pick-ups or deliveries per day.

E. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.

F. Architectural standards in Chapter 8 shall be applied to all multi-family developments.

8-5-16: LIVE/WORK UNIT:

General Standards:

1. Live/Work units are allowed in the Mixed Use (MU) and Central Business District (CBD) zoning districts.
2. The commercial component of live/work is intended for use by the following occupations: accountants, architects, artists and artisans, attorneys, computer software and multimedia related professions, consultants, engineers, fashion, florist and greens, designers, hair stylists

and barbers, insurance, real estate, one-on-one instructors, or similar uses. The Council may authorize other similar uses using reasonable discretion, as long as such other uses are allowed within the base zone and not otherwise precluded by law.

3. Live/work units must be attached. Residential areas are permitted above the commercial component, to the side or in the rear of the business component.
4. The commercial component shall be primarily operated within the unit, but may be also conducted in the yard, provided it meets all further requirements of this title.
5. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments;
6. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors;
7. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
8. The commercial component as designated on the floor plan approved through the conditional use permit shall remain commercial and cannot be converted to residential use. The residential component may be converted to a commercial use in the CBD zoning district upon approval of a new application.

8-5-17: MANUFACTURED/MOBILE HOME GUIDELINES:

A. Application: Application shall be made with the city on a prescribed form. The application shall include all information necessary to determine conformity with required development standards including: exterior dimensions, siding material, foundation fascia material, roofing material, eaves overhang and any other applicable information. The applicant shall also attach to the application:

1. A copy of the manufacturer's instructions for installation of the home on permanent footings.
2. A plot plan showing existing conditions and the proposed location for the home and other improvements at a scale of at least one-inch equals twenty feet (1" = 20').

B. Certificates and Inspection:

1. The applicant shall sign the completed application certifying that the mobile or manufactured home meets the required development standards, and that site development shall be in accordance with said standards, and the plot plan submitted stating that once the mobile or manufactured home is permanently affixed, the applicant shall comply with the requirement for the home to be declared as real property for taxation purposes. These certifications shall be made prior to the moving of the home to the building site.
2. Following application and plot plan approval by the building official, the official may issue a building permit for the footings and foundation. Upon satisfactory inspection of the footings and foundation for the attachment of the mobile or manufactured home, the building official shall verify, in writing, that all development standards have been met as certified by the applicant. The home may then be attached to the foundation in accordance with the manufacturer's instruction, city ordinances for permanent utility connections, and other building requirements.

3. Prior to occupancy, a final inspection shall be made to assure proper attachment of the home to the foundation and placement of a proper foundation fascia.

C. Development Standards:

1. Requirements: The use of a manufactured or mobile home as a permanent residential dwelling on an individual lot shall be permitted in any zoning district under this title which permits installation of a single-family site-built dwelling, provided the following standards are met. The home or home site:

- a. Is multi-section and at least twenty feet (20') wide.
- b. Has a minimum floor area of one thousand (1,000) square feet.
- c. Has roofing materials which are generally acceptable for site-built housing. Any roofing material may be used, provided such material has the appearance of a nonmetallic shingle, shake or tile roof. Roofs shall also have a minimum slope of twenty five percent (25%) (3:12) and overhanging eaves.
- d. Has siding materials which are generally acceptable for site-built housing. Any siding material may be used, provided such material has the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white, gloss enamel.
- e. Has a foundation of concrete or other material allowed by the international building code for site-built homes which is aesthetically compatible with the manufactured home and having the appearance of site-built construction. This means the fascia shall be an extension of the siding or be of materials having the appearance of site-built foundations such as brick, concrete or concrete block.
- f. Is permanently affixed per manufacturer's instructions. Footings shall be of poured masonry extending twenty-four inches (24") below grade.
- g. Has a crawl space with the following minimum measurements:
 - (1) Eighteen inches (18") of clearance;
 - (2) Twelve inches (12") of clearance under beams; and
 - (3) An eighteen inch by twenty-four-inch (18" x 24") door.
- h. Complies with all applicable lot size, setback, and other requirements of the zoning district in which it is to be located.
- i. Provided two (2) off street parking spaces and shall be improved with such material to provide a durable and dust free surface.
- j. Has a single car garage, or a carport with an attached enclosed storage room.
- k. Provides right of way improvements in the same manner as site-built construction, in accordance with city policy.

D. Rehabilitation Standards: All mobile homes must meet the rehabilitation standards as set forth in Idaho Code title 44.

E. Accessory Structures: Accessory structures to mobile or manufactured housing shall be constructed in compliance with the standards specified by the international building code, and the department of housing and urban development standards. Structures shall be aesthetically compatible with the home to which they are associated.

F. Nonconforming Manufactured Homes: A manufactured or mobile home which has legally

been placed and maintained upon an individual lot prior to the effective date hereof shall be a legal nonconforming use. Such manufactured or mobile homes shall not be relocated within the city without conforming to all applicable provisions contained herein.

G. Shall comply with all floodplain requirements, if applicable.

8-5-18: MANUFACTURED/MOBILE HOME PARKS:

A. Standards:

1. Placement of Homes or Buildings, Distance: Manufactured or mobile homes shall not be placed any closer than fifteen feet (15') to another manufactured or mobile home or building.
2. Accessory Structures, Distance: All accessory structures shall not be located any closer than fifteen feet (15') to another manufactured or mobile home or building which shall include, but not be limited to, structures attached to or located adjacent to a manufactured or mobile home such as awnings, carports, garages, porches or steps.
3. Adjoining Residential District; Yard: Where the manufactured or mobile home park boundaries adjoin a residential district without an intervening street, alley or other permanent open space at least twenty feet (20') in width, a yard of at least twenty feet (20') in minimum dimension shall be provided. Such yard may be used for open space but shall not contain parking areas, carports, recreational shelters, storage structures, or any other buildings.
4. Screening Along Park Borders: A screening wall or vegetation screening along the borders of the manufactured or mobile home park shall be provided.
5. Yard Size: An outdoor living or yard area shall be provided for each manufactured or mobile home. Such areas shall be at least ten percent (10%) of the individual lot but in no case shall such area be less than three hundred (300) square feet.
6. Compliance with Zoning And Floodplain Regulations: All manufactured or mobile home parks shall comply with all other applicable requirements of the zoning district and the requirements of the flood area regulations.
7. Street Standards: Manufactured or mobile home parks shall comply with the standards set by the local transportation authority.
8. Exterior Lighting: The park shall provide lighting at the entrance and other locations as may be determined by the administrator, necessary for public safety and welfare. Lights are to be installed that shall not obstruct the visibility of any oncoming traffic or trespass onto other properties. Lighting shall meet all requirements of this title relating to dark skies.
9. Drainage: Shall comply with ordinances of the city.
10. Common or Open Areas: All parks shall provide an open area at a ratio of 200 square feet per unit space for recreational purposes. Such areas shall provide playground equipment and other amenities for the youth residing in the park.
11. Recreational Buildings: All parks shall provide one recreational building per fifty (50) units to provide an area for family gatherings.
12. Recreational Vehicle Parking: All parks with fifteen (15) spaces or more shall provide one or more parking areas for recreational vehicles for the occupants of the park. No such parking area shall be used or occupied for commercial purpose or by those not residing in the park. Such parking area shall meet the criteria outlined within this title.
13. Manufactured homes shall meet the minimum residential design standards as set forth in Chapter 8 of this title.

8-5-19: MINING, PIT OR QUARRY AND ACCESSORY PITS:

A mine, pit or quarry that meets the standards of subsection C of this section shall be considered an accessory pit and shall be reviewed as a temporary use. Any other pit, mine, or quarry shall be reviewed as a conditional use.

A. General Use Standards:

1. All operations shall be subject to accepted safety conditions for the type of excavation being performed.
2. Asphalt mixing and concrete batching may only be allowed as accessory uses to a mine, pit, or quarry in an industrial area.
3. Extraction, movement, or stockpiling within the required yards shall be prohibited. The tops and toes of cut and fill slopes shall remain outside the required yards.
4. Areas where equipment is stored shall be deemed outdoor storage areas and shall meet all standards of this title. Such storage areas shall be constructed and maintained to prevent chemicals from discharging into surface or ground waters. Such chemicals shall include, but not be limited to, petroleum products, antifreeze, and lubricants.
5. The extraction area shall be watered daily to reduce dust impacts to surrounding properties. Haul roads shall have a durable and dust free surface and shall be graded to drain all surface water from the haul roads.
6. The mine, pit, or quarry shall comply with the regulations of flood hazards of this title, if applicable.
7. For any mine, pit, or quarry requiring a conditional use approval, the applicant shall provide addresses for all property owners within one thousand feet (1,000') of any property boundary of the proposed site and any additional area that may be substantially impacted by the use, as determined by the administrator.
8. The storage and/or disposal of solid waste on the proposed site shall be prohibited.
9. Upon reclamation of the final phase, all temporary structures shall be removed from the property, except for property line fences or walls. Any contaminated soils shall be properly recycled or disposed.
10. Truck routes and hauling times may be limited by Council to accommodate bus routes and school hours.

B. General Design and Reclamation Standards:

1. The applicant shall provide documentation (from the appropriate agency) that the proposed mine, pit, or quarry operation and reclamation plans comply with federal and state regulations in regard to air and water quality and site reclamation.
2. For a mine, pit, or quarry where the excavation area results in a pond, the following standards shall apply:
 - a. The extraction areas shall be designed to create a meandering edge.
 - b. The applicant shall provide written documentation from Idaho fish and game that the proposed pond is designed to create viable fish and/or wildlife habitat.
 - c. The applicant shall provide documentation from Central District Health department that the proposed pond shall not cause septic leach fields on abutting properties to fail.
 - d. For the purposes of this section, a "pond" shall be defined as any mine, pit, or quarry area

where the rehabilitation plan results in an area that contains water to within six feet (6') of the surface year-round, based on the base elevation.

3. Any riparian vegetation disturbed as part of the operation shall be replaced at a ratio of two to one (2:1). Replacement vegetation shall be native plant materials and shall meet all appropriate requirements of this title.

4. The applicant or owner shall comply with all requirements of "Best Management Practices For Mining In Idaho", published by the Idaho department of lands.

5. The pond shall be aeriated.

6. Approval from Idaho Department of Lands and Idaho Department of Water Resources shall be required for all ponds.

C. Standards For Accessory Pit Approval: The purpose of this use is to allow for gravel extraction and removal on a limited basis for the sole purpose of creating a water feature: 1) during the construction of an approved subdivision or development, or 2) a onetime creation of water feature(s) on certain, larger acreage parcels. The use shall be processed as a temporary use and shall meet the following:

1. The property has not received previous approval for a mine, pit, or quarry as a temporary use.

2. The maximum area of the extraction site for a water feature in a new subdivision or development shall be determined during the approval process for the development after taking into consideration issues including, but not limited to, no net loss mitigation. All other parcels shall have a maximum pond area no greater than ten percent (10%) for parcels ten (10) acres or less, and no greater than twenty percent (20%) for parcels over ten (10) acres of the gross area of the property.

3. The minimum parcel size for all properties other than new subdivisions and developments, shall be one (1) acres.

4. The proposed extraction activities for a subdivision or development shall be completed within two (2) years from commencement, unless additional time is granted by council. All other proposed extraction activities shall be completed within two (2) years from commencement.

5. The mine, pit, or quarry shall meet the standards in subsections A and B of this section.

6. Stockpiles shall be a maximum of fifteen feet (15') in height.

7. All operations shall take place between seven o'clock (7:00) A.M. and dusk or six o'clock (6:00) P.M. (whichever is earlier) Monday through Friday.

8. Asphalt and/or cement plants shall be prohibited on site, unless approved by Council as a conditional use permit.

9. Rock crushing shall be allowed as part of an accessory pit only as a separate conditional use permit approved by Council.

10. The pond shall be aerated.

D. Additional Standards for Conditional Use Approval:

1. The pit, mine, or quarry shall meet the standards in subsections A and B of this section.

2. The approved site plan shall include adequate parking and loading areas to accommodate the peak number of vehicles. Such areas shall not be within the required yards.

3. Rock crushing and/or asphalt mixing, and concrete batching may be allowed as an accessory use only through this conditional use approval process.

4. The applicant shall show the extraction and reclamation phasing plan on the approved site plan.

5. The reclamation plan for each phase shall be implemented as soon as the subject area is depleted of resources or when the allowed time has ended (whichever occurs first).
6. The conditional use approval shall consider and/or establish a time frame for the extraction of material. For any proposal where the applicant requests an extraction period greater than two (2) years, the council shall review the status of the mine, pit, or quarry after 1.5 years and consider amendments or additions to the approval.

8-5-20: MULTI-FAMILY DWELLING/DEVELOPMENT:

Multi-family developments with multiple properties shall be considered as one property for the purpose of implementing the standards set forth in this section.

A. Storage of Recreational Vehicles: No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area, and approved as part of the development.

B. Developments with Twenty Units Or More: Developments with twenty (20) units or more shall provide the following:

1. A property management office.
2. A maintenance storage area.
3. A map of the development at an entrance or convenient location for those entering the development.

C. Open Space 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. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

D. Amenities

1. The number of amenities shall depend on the size of multi-family development as follows:
 - a. A multi-family development with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate amenity categories.
 - b. A multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each amenity category.
 - c. A multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each amenity category.
 - d. A multi-family development with more than one hundred (100) units, the Council shall require additional amenities commensurate to the size of the proposed development.
 - e. All multi-family developments greater than 75 units shall be required to provide a swimming pool, with a changing and restroom facilities. The minimum pool size shall be equal to 80’x 40’.

2. Amenity Categories. The council may consider other amenities in addition to those listed

below.

- a. Clubhouse.
- b. Fitness facilities -Indoor/Outdoor.
- c. Enclosed bike storage.
- d. Public art.
- e. Covered bus stops as approved by the School District or Regional Transportation Authority.
- f. Ponds or water features.
- g. Plaza.
- h. Recreation areas.
- i. Pool.
- j. Walking trails and/or bike paths.
- k. Children's play structures.
- l. Sports courts.
- m. Natural Areas (as approved by Council).
- n. RV parking for the use of the residents within the development.
- o. Additional open space in excess of 5% usable space.
- p. School and/or Fire station sites if accepted by the district.
- q. 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

E. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.

F. Architectural standards in Chapter 8 shall be applied to all multi-family developments.

G. Signs:

(1) Addressing Signage. The following shall apply to all multi-family developments:

A. Approval from Fire District and Addressing Authority.

B. The sign(s) shall be front or back lit from dusk to dawn.

C. Sign materials shall be of wood, plastic or metal.

D. Minimum size of the plan view diagram portion of the sign shall be 3'x3' or presented at a larger size to be easily readable and visible from the distance of the intended viewer.

E. Text on the map shall be of a contrasting color to the background of the sign.

F. Maps can be produced as a digital print on a variety of substrates such as vinyl, paper, or a laminated graphic. The method of production needs to be compatible with the environmental conditions as well as with the structure that the map is to be integrated with.

G. Isometric or Three-Dimensional Signs are allowed if approved by the addressing agent.

H. Orientation: Vehicle oriented maps should always be positioned in the direction that a

vehicle is facing.

I. The sign(s) shall be inspected annually by the owner/property manager for damage, visibility and legibility and appearance issues.

J. Nearby vegetation should be kept back from the sign(s) and low plantings used as to not block the sign when fully grown.

FIGURE 8-5-20
ADDRESSING SIGN STYLE



8-5-21: NURSING OR RESIDENTIAL CARE FACILITIES:

A. General standards: If the use results in more than ten (10) persons occupying a dwelling at any one time, the applicant or owner shall concurrently apply for a change of occupancy as required by the building code in accord with title 7 of this code.

1. The owner and/or operator of the facility shall secure and maintain a license from the state of Idaho department of health and welfare facility standards division.

B. Additional standards for uses providing care to children and juveniles under the age of eighteen (18) years:

1. All outdoor play areas shall be completely enclosed by a minimum six foot (6') non-scalable fence to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool fence requirements of the building code in accord with this code.

2. Outdoor play equipment over six feet (6') high shall not be located in a front yard or within any required yard.

3. Outdoor play areas in residential districts or uses adjacent to an existing residence shall not be used after dusk.

C. Additional standards for uses providing care to patients who suffer from Alzheimer's disease, dementia or other similar disability that may cause disorientation: A barrier with a minimum height of six feet (6'), along the perimeter of any portion of the site that is accessible to these patients shall be provided. The fencing material shall meet the swimming pool fence requirements of the building code in accordance with this code.

8-5-22: PORTABLE CLASSROOM/MODULAR BUILDING:**A. General standards:**

1. A Certificate of Zoning Compliance shall be required for each new structure requested. Multiple structures may be included under one application at the time of submittal.
2. All structures shall meet all requirements of the Building Department and Fire District prior to issuance of Certificate of Occupancy.
2. Structures that will be located for more than 2-years shall be painted to match the colors of the primary building.
3. Each approved structure is subject to a new Reverification of Certificate of Zoning Compliance every 5-years.

8-5-22: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

- A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.
- B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.
- C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.
- D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.
- E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

8-5-23: RECYCLING CENTER:

- A. The site shall be screened from the street(s) by a screen composed of a masonry or concrete wall planted on the exterior side with a vegetative screen. The screen shall be of sufficient height so that no storage containers shall be visible above the required screening. This shall include recycling program drop-off areas and facilities.

8-5-24: RIDING ARENA OR STABLE, COMMERCIAL:

- A. Any establishment that meets one or more of the following criteria shall be deemed a commercial use and shall require conditional use approval:
 1. The riding arena is open to the general public, a homeowners' association or a club.
 2. The riding arena is for private use but is enclosed within a structure that exceeds twenty-four

feet (24') in height and/or the total area of the structure exceeds two thousand (2,000) square feet.

3. The riding arena can be rented by an individual or group.
 4. Spectator seating for more than fifty (50) people is provided at the arena.
 5. Retail sales accessory to the stable or riding arena are conducted on site.
 6. Group lessons are provided to the general public for a fee.
- B. All commercial riding arenas and commercial stables shall provide sufficient parking and turnaround areas for horse trailers. Such areas shall be designed to preclude vehicles from backing out into a roadway.
- C. The minimum property size for commercial stables or commercial riding arenas shall be five (5) acres.
- D. Only off-site catering is permitted and must be approved by the Central District Health Department.

8-5-25: SECONDARY DWELLING UNIT:

A. One Secondary Dwelling Unit Permitted: One secondary dwelling unit is permitted on the same property in conjunction with and clearly subordinate to a single-family dwelling. The secondary dwelling unit may either be attached to the primary dwelling or detached. A secondary dwelling unit shall not be allowed in any zoning district of R-4 or higher. The A detached secondary dwelling unit shall count towards the maximum allowance of accessory structures on a lot or parcel as further defined in 8-1E-1 of this title.

B. Owner Occupancy: To create and maintain a secondary dwelling unit, the property owner shall reside on the property for more than six (6) months in any twelve (12) month period. The applicant for a secondary dwelling unit shall demonstrate that either the single-family dwelling or the secondary unit is occupied by the owner of the property. Owner occupancy is demonstrated by proof of homeowners exemption, title records, vehicle registration, voter registration or other similar means. The applicant or owner shall provide a written statement annually (12 months from date of approval) stating that the use of the secondary dwelling is continuing in compliance with this requirement. Secondary dwelling units shall not be split or otherwise segregated in ownership from the single-family dwelling unit, unless approved as part of a new subdivision, where setback, access and density standards are applied.

C. Maximum Size: Secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling.

D. Location: The secondary dwelling unit may be located within or attached to the primary dwelling; as a detached structure; or above a detached structure, such as a garage. Detached secondary dwelling units shall be located to the side or rear of a primary dwelling. No portion of the secondary dwelling unit shall be located in front of the primary dwelling unit and must meet all setback requirements as stated in this unified development code. The administrator may grant a waiver to the location of the secondary dwelling unit in specific situations provided all other regulations of this title are met.

E. Parking: At least one parking space shall be provided on site for the accessory dwelling unit in addition to the required parking for the existing residential unit. The conversion of a covered parking area (garage/carport) into a secondary dwelling unit is not allowed unless the required covered parking can be provided elsewhere on site.

F. Property size: The subject property must be a minimum of ten thousand (10,000) square feet in size.

G. Design: The secondary unit shall be consistent in design with the single-family dwelling, including roof pitch, siding, color, materials, and window treatments.

H. Prohibitions: Manufactured homes, mobile homes, and recreation vehicles shall be prohibited for use as a secondary dwelling unit.

I. Number of Occupants: The total number of occupants in the secondary dwelling unit shall not exceed two persons.

J. Street Address: The secondary dwelling shall not have its own street address, unless required by the Fire Department for emergency response purposes, and as approved by the administrator and postmaster.

K. Additional Standards:

An existing detached accessory structure may be converted to a secondary dwelling, provided that the structure meets all applicable requirements of the Star building code, including any applicable plumbing or electrical code requirements. A required detached garage shall not be converted into a secondary dwelling unit.

8-5-26: SHORT-TERM RENTAL:

A. The property where a short-term rental exists shall provide a minimum of one (1) additional, paved, off-street parking space in addition to the required spaces for the principal use. On-street parking shall be prohibited.

B. Short-term rentals shall not modify the look or character of the principal permitted use in any way.

C. Short-term rentals may be subject to HOA and CC&R requirements.

8-5-27: STORAGE FACILITY, OUTDOOR:

A. Materials: Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

B. Site: The site shall not be used as vehicle wrecking or junk yard as herein defined.

C. Additional Standards for Outside Storage As An Accessory Use: Accessory outside storage shall be allowed for approved uses subject to the following standards:

1. Outside storage of materials for commercial or industrial uses shall be limited to those items owned or used by the business.
2. Outside storage of materials for a residential development or recreational vehicle parking shall be only for recreational vehicles or personal recreation items of the owners and/or tenants. The storage area shall not be rented, subletted or leased to outside parties.
 - a. Subdivision Storage Areas: Outdoor storage areas that are designed as part of a new subdivision shall be reviewed as part of the preliminary plat or planned unit development application and shall meet the requirements of this article.
3. Outside storage of materials for individual residential properties shall be screened with a six-foot (6') site obscuring fence.

D. Storage Of Fuel Or Hazardous Material: For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school and shall not be stored in any residential district.

E. The use shall comply with the flood hazard overlay district as set forth in this title.

F. Storage space areas shall not be further rented, leased, let, or otherwise used as a commercial business.

G. Screening: Outdoor storage areas shall be screened according to the regulations of Chapter 8 of this title.

8-5-28: STORAGE FACILITY, SELF-SERVICE:

A. Storage units and/or storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.

B. On site auctions of unclaimed items by the storage facility owners shall be allowed.

C. The distance between structures shall be a minimum of twenty-five feet (25').

D. The storage facility shall be completely fenced, walled, or enclosed. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material.

E. If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

F. No structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures.

G. If the applicant provides a sound attenuation wall, landscaping buffers may be reduced to ten feet (10').

H. The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.

I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

J. The site shall not be used as vehicle wrecking or junk yard as herein defined.

K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

L. The use shall comply with the flood hazard overlay district as set forth in this title.

8-5-29: TEMPORARY LIVING QUARTERS:

A. Housing of Family Member: Temporary living quarters are permitted if needed to house a member of the owner's immediate family. The need for temporary living quarters for a family member shall be justified for reasons of health, employment, or upkeep on the property.

B. Temporary use during construction: Temporary living quarters may be permitted for temporary living by the owner of an existing dwelling while a new dwelling is being constructed on the same property, subject to compliance with all building and safety requirements. The temporary living quarters shall be removed prior to occupancy permit for the new dwelling.

B. Connection to Water and Wastewater Facilities: The temporary living quarters shall be connected to city services provided by the sewer and water district. Applicant shall provide the city with a letter from the sewer and water district of an estimated date when the services will be available and the agreement by applicant to pay for services. Until services are available, a letter from Central district health will be required for temporary hookup to individual water and sewer services.

C. Recreational vehicles shall not be used as a temporary living quarters.

D. One Living Quarters Permitted: No more than one temporary living quarters shall be permitted on a property.

E. Termination of Use; Removal: Temporary living quarters and any attached structures shall be removed from the property within thirty (30) days of termination of the authorized use or expiration of the approval period.

F. Term Of Approval: Temporary living quarters may be approved for a period not exceeding two (2) years. The applicant or owner may reapply biennially, not to exceed a total of six (6) years (either consecutive or nonconsecutive) after the initial approval.

8-5-30: TERMINAL, FREIGHT OR TRUCK:

A. The use shall be located with direct access on a principal arterial or near an interstate

interchange, and with no access through residential streets.

B. No outdoor activity area shall be located within three hundred feet (300') from any residential district.

C. The use shall be located a minimum of one thousand feet (1,000') from any hospital or school.

D. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, tire shop, garages for minor repair) may be allowed.

E. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and the Star joint fire protection district.

8-5-31: VEHICLE EMISSIONS TESTING:

A. Applicant shall provide a notarized consent of the property owner.

B. Parking and access areas shall be paved.

C. Applicant shall apply for a certificate of zoning compliance (CZC), any required building department and vendor permits.

D. Signs shall be allowed on the structure and shall not exceed sixteen (16) square feet in area and must be approved with a sign permit application. Additional signs may be allowed within an existing development only if approved under a separate sign permit application by the development owner.

E. Compressors, fans, pumps and other motorized equipment shall be located or shielded to reduce noise levels to adjoining properties.

F. Adequate off-street parking shall be provided to serve the use. The use shall not remove any existing required parking for other uses on the property.

G. Hours of operation shall be between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

H. If operations occur after dark, all lighting requirements per this title shall be required.

I. Site shall remain clean and clear of trash and refuse at all times. A trash receptacle shall be present at the site of operations.

J. Vehicle emissions testing shall be limited to a structure. Vans or other vehicles shall not be allowed. The structure shall be constructed of wood with a pitched roof, painted, and kept in good condition at all times.

K. The use may be approved for up to a five (5) year period, at which time the structure and all associated items related to the use shall be removed from the property, unless a new application is submitted prior to the expiration of the use.

8-5-32: VEHICLE IMPOUND YARD:

A. Outside storage and outside activity areas shall comply with this title. The closed vision fence or wall and screening materials shall be a minimum of ten feet (10') in height.

B. No portion of the vehicle impound yard, outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.

C. All materials or parts shall be stored and located within the closed vision fence or walled area. No vehicles or materials shall be stored so they exceed the height of the fence or wall.

D. The use shall not constitute a junkyard as herein defined.

E. The use shall be located a minimum of one thousand feet (1,000') from any residential use or district.

8-5-33: VEHICLE REPAIR, MAJOR AND MINOR:

A. Where adjoining a residential property or district, all repair activities (including, but not limited to, open pits and lifts) shall occur within an enclosed structure.

B. Inoperable or dismantled motor vehicles shall be stored behind a closed vision fence, wall, or screen or within an enclosed structure and shall not be visible from street.

8-5-34: VEHICLE SALES OR RENTAL AND SERVICE:

A. Vehicle repair may be allowed as an accessory use, subject to the standards for vehicle repair, major and minor in the district where the use is located.

B. Inoperable or dismantled motor vehicles shall be stored behind a closed vision fence, wall, or screen or within an enclosed structure and shall not be visible from any street.

8-5-35: VEHICLE WASHING FACILITY:

A. 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. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking.
2. The stacking lane shall not be located within ten feet (10') of any residential district or existing

residence.

3. A letter from the transportation authority indicating the site plan is in compliance with the highway district standards and policies shall be required.

B. Within the industrial districts, a vehicle washing facility shall be allowed only as an accessory use to a gasoline or diesel fuel sales facility for use by non-passenger vehicles. The vehicle washing facility shall be limited in capacity to a single vehicle. The intent is to discourage facilities that cater to passenger vehicles, in this district.

C. Any use shall be located a minimum one hundred feet (100'), or as otherwise approved, from any abutting residential use or district, and shall be limited in operating hours from six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

8-5-36: VEHICLE WRECKING YARD, JUNK YARD, OR SALVAGE YARD:

A. Outside storage and outside activity areas shall comply with this title. The fence or wall and screening materials shall be a minimum of ten feet (10') in height.

B. No portion of the vehicle impound yard, outside storage areas and/or outside activity areas may be visible from any highway, interstate, principal arterial, or minor arterial.

C. All materials or parts shall be stored and located within a closed vision fence or walled area. No vehicles or materials shall be stored so they exceed the height of the fence or wall.

D. All structures or outside activity areas shall be located a minimum of three hundred feet (300') from any property line. The use shall be located a minimum of one thousand feet (1,000') from any residential use or district.

E. An area for processing vehicles as they are brought to the site shall be designated on a site plan. The processing area shall be an impermeable surface that has a means to collect and properly dispose of oils and fluids in the vehicles.

F. The applicant shall obtain all necessary permits for the storage of materials on the site, including, but not limited to, oil, hazardous waste, and tires.

G. No person shall establish, operate, or maintain a vehicle wrecking yard, any portion of which is within one thousand feet (1,000') of the nearest edge of the right of way and visible from any highway, interstate, principal arterial, or minor arterial as herein defined. See Idaho Code section 40-313.

8-5-37: WIRELESS COMMUNICATION FACILITY:

A. Purpose: The purpose of this section is to accommodate the communications needs of its residents and businesses while at the same time protecting the safety, aesthetic appeal and general welfare of the community. Furthermore, it is the purpose of this section to regulate the impact of communications towers within the city limits and to provide for the needs of the public

and businesses for wireless communications. The intent of this section is to:

1. Facilitate the provision of wireless telecommunication services to the residents and businesses of the City of Star;
2. Minimize the adverse visual effects of communications towers and other similar structures through careful design standards;
3. Avoid potential damage to adjacent properties from the structural failure of towers and other such structures through structural standards and setback requirements; and
4. Require the collocation of new wireless communication equipment, when possible, in order to reduce the number of towers required to serve the city.

B. Applicability: The following provisions shall apply to any construction, installation, addition to or increase in the height of any wireless communications tower.

C. Process:

1. Amateur radio antennas that meet the standards as set forth in subsection E of this section shall require administrative approval.
2. Collocation of new equipment on an existing tower shall require a certificate of zoning compliance prior to installation.
3. Stealth towers and/or new antennas that meet the standards as set forth in this chapter shall require a certificate of zoning compliance prior to installation.
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.

D. Required Documentation: The applicant shall provide the following documentation with the request for approval of a wireless communication facility:

1. Documentation from a qualified and licensed engineer showing that the proposed facility will be in compliance with the FCC standards regarding radio frequency (RF) emissions.
2. A report from a qualified and licensed structural engineer that describes the tower height and design. The report shall include the following: a cross section of the tower, elevations that document the height above grade for all potential mounting positions for collocated antennas, and the minimum separation distances between antennas. The report must also include a description of the tower's capacity regarding the number and type of antennas that it can accommodate and what precautions the applicant will take to avoid interference with established public safety telecommunications. This report must be stamped by the structural engineer and include other information necessary to evaluate the request.
3. For all wireless communication facilities, a letter of intent committing the tower owner and his, her or its successors to allow the shared use of the tower, as required by this section, if an additional user agrees in writing to meet reasonable terms and conditions for shared use.
4. A statement regarding compliance with regulations administered and enforced by the federal aviation administration (FAA).
5. Propagation charts showing existing and proposed transmission coverage at the subject site and within an area large enough to provide an understanding of why the facility needs to be in the chosen location.
6. A written analysis demonstrating that the proposed site is the most appropriate site within the immediate area. The analysis shall include, but is not limited to, the following:

- a. Description of the surrounding area, including topography;
- b. Natural and manmade impediments, if any, that would obstruct adequate wireless telephone transmissions;
- c. Physical site constraints, if any, that would preclude construction of a wireless communications facility on any other site;
- d. Technical limitations of the system that limit siting options.

E. Amateur Radio Antenna Standards: Pursuant to the FCC's preemptive ruling PRB 1, towers supporting amateur radio antennas (i.e., ham radio antennas) of less than **thirty-five** feet (35') in height are permitted; antennas with a height in excess of **thirty-five** feet (35') shall require a conditional use permit. No towers or antennas shall be placed within the front, side or street side yard.

F. Stealth Tower Standards:

- 1. The facility shall be hidden or camouflaged.
- 2. The facility shall not exceed the height limitation of the district in which it is located.

G. Design Standards: All new communications towers shall meet the following minimum design standards:

- 1. Towers and antennas shall be required to blend into the surrounding environment by paint or other camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the federal aviation administration. All metal shall be corrosive resistant or treated to prevent corrosion.
- 2. All new communication towers shall be of monopole design, unless the decision-making body determines that an alternative design (i.e., lattice, guywire, etc.) would be appropriate because of location or necessity.
- 3. No part of any antenna, disk, array or other such item attached to a communications tower shall be permitted to overhang any part of the right of way or property line.
- 4. The base of all towers and the facility shall be surrounded by a sight obscuring security fence, in accord with the underlying zone.
- 5. All tower facilities shall include a landscape buffer. The buffer shall consist of a landscape strip of at least five feet (5') wide outside the perimeter of the compound. A minimum of fifty percent (50%) of the plant material shall be of an evergreen variety. In locations of where the visual impact of the tower is minimal, the administrator may waive this requirement through the alternative compliance procedure in accord with chapter 1, "Administration", of this title.
- 6. All climbing pegs within the bottom twenty feet (20') of the tower shall be removed except when the tower is being serviced.
- 7. All lighting on the tower, other than may be required by the FAA, shall be prohibited.
- 8. No tower shall have constructed thereon, or attached thereto, in any way, any platform, catwalk, crow's nest, or like structure, except during periods of construction or repair. No signs or banners shall be attached to any portion of a wireless communications tower.

H. Setback Standards: If the tower does not exceed the maximum building height allowed for the zoning of the land upon which it is to be placed, the tower shall meet the setback requirement for that zone, with the following exceptions:

- 1. If the property is located next to a residential district, the setback requirements shall be one

hundred twenty five percent (125%) of the height of the tower.

2. If the tower exceeds the maximum height allowance for the district, the setback requirements shall be one foot (1') for every ten feet (10') of tower height, in addition to the district's setback requirements.

3. If the tower is not constructed to meet the standards set forth by the Telecommunications Industry Association Electronic Industries Association (TIA/EIA) 222 revision F standards entitled "Structural Standards For Steel Antenna Supporting Structures" the setback requirement shall be one foot (1') for every foot in height of the tower. This shall be measured from all property lines and shall be referred to as the "fall zone". Only the accessory equipment building shall be permitted to be located within the fall zone.

4. Communication towers must be set back from all public owned right of way by a minimum of two (2) times the height of the tower to be installed. If this setback requirement is in conflict with any other setback requirement, the setback shall be the greater distance.

5. All communication towers shall be set back at least three (3) times the height of the tower from all principal arterial streets.

I. Collocation Standards:

1. A proposal for a new commercial communication tower shall not be approved unless the city finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower.

2. It shall be the burden of the applicant to demonstrate that the proposed tower or antenna cannot be accommodated on an existing or approved tower or structure. One or more following pieces of documentation shall be provided as proof that the new tower is necessary:

a. Unwillingness of other tower or facility owners to entertain shared use.

b. The proposed collocation of an existing tower or facility would be in violation of any state or federal law.

c. The planned equipment would exceed the structural capacity of existing towers, as documented by a qualified and licensed structural engineer.

3. The planned equipment would cause interference, materially impacting the usability of other existing or planned equipment on the tower as documented by a qualified and licensed engineer.

4. Existing or approved towers cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed engineer.

5. All proposed communication towers shall be designed (structurally, electrically, and in all respects) to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred ten feet (110') in height and for at least one additional user if the tower is over fifty feet (50') in height.

J. Abandoned or Unused Towers Or Portions Of Towers: All abandoned or unused towers and associated facilities shall be required to be removed within sixty (60) days of cessation of use as a wireless communication facility, unless a time extension is granted by the city council. A copy of the relevant portions of a signed lease, which requires the applicant to remove the tower and associated facilities upon cessation of the use as a wireless communication facility, shall be submitted at the time of application and resubmitted upon renewal or termination. In the event that the tower and associated facilities are not removed within the sixty (60) days, the tower and associated facilities may be removed by the city and the costs of removal assessed against the real property.

CHAPTER 6

SUBDIVISION REGULATIONS

ARTICLE A. SUBDIVISION PURPOSE AND PROCESS

8-6A-1: PURPOSE:

8-6A-2: APPLICATIONS:

8-6A-3: PRELIMINARY PLAT PROCESS:

8-6A-4: FINAL PLAT PROCESS:

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

8-6A-6: SHORT PLAT

8-6A-7: REQUIRED FINDINGS:

8-6A-8: TERM OF APPROVALS:

8-6A-9: MINOR LAND DIVISION

8-6A-9 10: PROPERTY BOUNDARY ADJUSTMENT OR DIVISION:

8-6A-1: PURPOSE:

The purpose of this chapter shall be to implement a general rule for the subdivision of the land in the Star city limits and the area of city impact. This chapter shall be based on the officially adopted comprehensive plan of the city and is enacted in order to promote and protect the public health, safety, comfort, convenience, prosperity, and general welfare and to achieve the following objectives:

- A. To promote the achievement of the proposals of the Star comprehensive plan;
- B. To advance the city as a self-sufficient employment and economic center;
- C. To encourage excellence and creativity in the design of all future developments and to preserve the natural beauty of Star;
- D. To encourage orderly growth and development, to avoid scattered development of land that results in:
 - 1. Lack of water supply, sewer service, drainage, transportation facilities, or otherwise essential public services; or
 - 2. Excessive expenditure of public funds for the supply of such services;
- E. To provide for desirable and appropriately located living areas and a variety of dwelling types and densities with adequate provision for sunlight, fresh air, and usable open space;
- F. To provide for the manner and form of making and filing of plats;
- G. To specify the requirements as to the extent and the manner in which:
 - 1. Roads and streets shall be created and improved;
 - 2. Water and sewer and other utility mains, piping connections, or other facilities shall be

installed;

3. Pedestrian pathways consistent with the comprehensive plan are to be located and designed; and

4. Opportunities for future transit routes and stations are created;

H. To protect existing surface waters throughout the city limits; and

I. To specify the administration of the regulations of this chapter by defining the powers and duties of approval authorities.

8-6A-2: APPLICATIONS:

Applicants shall submit to the administrator an appropriate city application and required information listed on the application and specified within this title.

8-6A-3: PRELIMINARY PLAT PROCESS:

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

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

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD/CHD4 or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional plans, maps or data deemed necessary by the administrator may also be required. This includes, but is not limited to a preliminary grading plan showing future pad elevations. The applicant shall submit to the administrator at least the following:

1. Two One (21) copies full-size copy of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the The

preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than **twenty-four** inches by **thirty-six** inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Any required traffic study from the transportation authorities shall be submitted to, and approved, by the authorities prior to the submittal acceptance of preliminary plat application. Verification from the authorities shall be included in the application submittal.
4. ~~Two~~ One (21) copies full-size copy of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
5. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering Surveyors office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;

- k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. A statement on the intent of the development regarding future site grading elevations, including estimated differences between the existing and finished grades, and how many feet a site may be raised relative to the adjacent land uses;
 - o. A narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.);
 - p. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - q. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - r. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD/CHD4/ITD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - s. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - t. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
 - u. Building elevations for all residential uses shall be submitted with the application and will be included as part of any development agreement and/or condition of approval.
 - v. Electronic file of all application materials in original .pdf format shall be submitted with the application on a thumb drive.
6. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, ~~including multi-family uses,~~ non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.
- E. Acceptance: Upon receipt of the preliminary plat, payment of all associated application fees,

and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held. The approval of a preliminary plat does not guarantee that future building permits will be issued for a specific lot if the Council requires limits on the number of permits issued yearly due to availability of public and/or emergency services.

8-6A-4: FINAL PLAT PROCESS:

A. Application Requirements: After the approval or conditional approval of the preliminary plat, the applicant may cause the total parcel, or any part thereof, to be surveyed and a final plat prepared in accord with the approved preliminary plat. An application and fees shall be submitted to the administrator on forms provided by the City.

B. Contents of Final Plat: The final plat shall include and be in compliance with all items required under Idaho Code section 50-1301 et seq. The final plat submittal shall include at least:

1. A written application for approval of such final plat as stipulated by the council;
2. Proof of current ownership of the real property included in the proposed final plat and consent of recorded owners of the plat;
3. Such other information as the administrator or designee and/or city engineer may deem necessary to establish whether or not all proper parties have signed and/or approved said final plat;
4. Conformance with the approved preliminary plat and meeting all requirements or conditions thereof;
5. Conformance with all requirements and provisions of this title; ~~and~~
6. Conformance with acceptable engineering, architectural and surveying practices and local standards including those set forth in Section 8-4A-11; and
7. Proposed drainage and stormwater, grading, and irrigation plans and associated reports shall be submitted with the final plat application. No site improvements of any kind shall commence until City Engineer approval of civil plans.
8. The final plat application shall provide draft CC&R's that include, but not be limited to, information relating to setbacks, fencing, private street maintenance information, and any other information required by the City through an approved Development Agreement and/or conditions of approval of the preliminary and final plat. A statement of where the specific information is within the draft document shall be provided at the time of application.

C. Administrator Review:

1. Acceptance: Upon receipt of the final plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.
2. Substantial Compliance:
 - a. The administrator or designee shall review the final plat for substantial compliance with the approved or conditionally approved preliminary plat. The final plat shall be determined in substantial compliance with the preliminary plat, notwithstanding the following changes:

- (1) The number of buildable lots is the same or fewer;
- (2) The amount of common open space has been increased or is the same;
- (3) The amount of open space is relocated with no reduction in the total amount;
- (4) The number of open space lots has been increased or is the same; or
- (5) The transportation authority has required minor changes, including updated street and/or sidewalk widths or standards.

3. Not in Substantial Compliance: If the administrator determines that there is substantial difference in the final plat than that which was approved as part of the original a-preliminary plat process, the intent of the development, or conditions that have not been met, the administrator may require that a new preliminary plat be submitted to the city.

D. Decision on Final Plat: Decision on the final plat is made by the City Council. The approval of a final plat does not guarantee future building permits will be issued for a specific lot if the Council requires limits on the number of permits issued yearly due to availability of public and/or emergency services.

E. Recording of The Final Plat: Upon approval or approval with conditions by the council and signature of the city clerk and city engineer, the applicant may submit the final plat to the county recorder for recording. The final plat shall contain the certifications required under Idaho Code section 50-1301 et seq., as well as those required by the city of Star.

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 street dedication, excluding widening of an existing street, is required; and
3. No major special development considerations are involved, such as development in a floodplain or hillside development.

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

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

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

E. Contents of Final Plat: The final plat shall include all items required in subsection 8-6A-4B of

this article or any additional items required by the Administrator.

F. Decision: A decision on a combined preliminary and final plat is made by the city council.

8-6A-6: SHORT PLAT PROCESS:

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

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

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

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

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

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

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

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

8-6A-7: REQUIRED FINDINGS:

In consideration of a preliminary plat or combined preliminary and final plat, the decision-making body shall make the following findings:

- A. The plat is in conformance with the comprehensive plan;
- B. Public services are available or can be made available and are adequate to accommodate the proposed development;
- C. There is public financial capability of supporting services for the proposed development;
- D. The development will not be detrimental to the public health, safety or general welfare; and
- E. The development preserves significant natural, scenic or historic features.

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 a final plat within two (2) years of the approval of the preliminary plat or one year of the combined preliminary and final plat or short plat.
- B. Phased Development: In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of eighteen (18) months, may be considered for final approval without resubmission for preliminary plat approval.
- C. Authorize Extension: Upon written request and filed by the applicant prior to the termination 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) months. Additional time extensions up to twelve (12) months as determined and approved by the city council may be granted. 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.

8-6A-9: MINOR LAND DIVISION PROCESS:

- A. Purpose: The purpose of the minor land division process is to allow the creation of up to four buildable parcels without being subject to the procedural provisions of the Preliminary and Final Plat regulations of this title. A Record of Survey, application and the appropriate fees are required for a minor land division of a lot, tract or parcel of land.

B. Applicability: A minor land division must meet the following conditions:

1. These regulations apply to all existing lots and parcels in Star city limits of record, as it exists in its original configuration in the City of Star after December 12, 1997, or a lot as it exists in an approved subdivision after December 12, 1997. It shall be the responsibility of the applicant to provide proper proof to the administrator showing eligibility for this property division.
2. The existing zoning designation of the property allows for the proposed density associated with the minor land division. A residential property that needs a rezone or annexation does not qualify. Properties annexed into the City or rezoned without a preliminary plat shall not qualify for a future minor land division.
3. No minor land division shall create more than 4 new parcels;
4. No property involved in a minor land division shall be involved in a subsequent minor land division;
5. Wet line sewer and central water lines must be currently located adjacent to or within the public right-of-way that abuts the parcel to be divided. This shall not apply to proposed parcels greater than one-acre in size that utilize an individual septic system, provided that appropriate Health District and Star Sewer and Water District approvals are provided or conditioned as part of the approval;
6. No new public street dedication, excluding widening of an existing street, is involved. Private streets meeting the standards of subsection 8-4D-3, and common/shared driveways with Fire District approval may be permitted;
7. No new public utility lines shall be extended within the public right-of-way to the property involved in the minor land division;
8. All resulting parcels must conform to the minimum requirements of all existing land use regulations including the adopted Unified Development Code;
9. If any of the following conditions are present, a subdivision application and/or rezone application shall be required.
 - A. Dividing a lot in an existing subdivision that has already maximized the density of the existing zoning designation, violates a Development Agreement condition for maximum number of lots, or removes required open space and/or amenities;
 - B. The possibility for public or private streets that would provide greater connectivity to the area, as determined by the Administrator;
 - C. Creating lots that will have incompatible setbacks to surrounding parcels, as determined by the Administrator (i.e. side yards adjacent to rear yards);
 - D. The creation of multiple driveway access points on a collector or arterial roadway when a public or private street could avoid the situation;
 - E. Creating a larger remnant parcel that could otherwise be included in an overall subdivision; and
 - F. New property lines configured in a way that could create future setback or access issues.
10. All existing buildings to remain shall meet applicable zoning requirements regarding allowed uses and parking shall comply with all requirements of the existing zone. Additionally, the following shall apply:

- A. Any setback that was legally non-conforming prior to the minor land division may remain as a legal non-conforming setback, provided that the legal non-conforming setback is not altered by the minor land division, and that all new buildings and additions meet the current zoning setback requirements;
- B. Any building not meeting the required setback that is to be partially or completely demolished or moved shall either be demolished or moved prior to the final approval of the minor land division;
- C. Special setbacks, as allowed for in Section 8-3A-4 of this Title, shall be clearly illustrated on the recorded record of survey;
- D. Any existing structures shall connect to public water and sewer lines prior to final approval of the minor land division, unless otherwise allowed in this section;
- E. If required parking is provided by means of a permanent shared-parking agreement, a note on the face of the survey must list the total required and provided parking for all parcels to which the shared parking provisions of the shared-parking agreement applies;
- F. When a utility crosses land being divided, a utility easement shall be provided and indicated on the Record of Survey. If an easement is located in a proposed permanent structure construction area, the easement shall be vacated prior to the Administrators final approval of the minor land division; and
- G. All new parcels that abut the public right-of-way shall be improved with sidewalk, curb and gutter per the Transportation Authority requirements, and, if applicable, a paved driveway apron that extends to the edge of street pavement will be required. All right-of-way improvements, license agreements, and/or bonding shall be completed prior to the Administrators final approval of the minor land division.

C. Process:

- a. Application: An application and fees shall be submitted to the administrator on forms provided by the planning department.
- b. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a minor land division. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.
- c. Final Approval Notice: Upon determination by the administrator that the minor land division is in conformance with this article, a final approval letter shall be issued.
- d. Time Limit and Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:
 - i. Cause the property to be surveyed and a record of survey recorded;
 - ii. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
 - iii. Obtain new tax parcel numbers and street addresses from the county

- assessor; and
- iv. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

8-6A-9 10: PROPERTY BOUNDARY ADJUSTMENT OR DIVISION:

- A. Purpose: The purpose of these regulations is to allow for the adjustment of property lines between existing properties, to allow for the reduction in the number of buildable lots, or to allow the creation of an additional parcel from an original parcel of record for the transfer of ownership or development.
- B. Applicability: These regulations apply to all existing lots and parcels in Star city limits. For a property division, any original parcel, or lot of record, as it exists in its original configuration in the City of Star after December 12, 1997, or a County parcel of record that is being annexed into the City of Star, and is not the result of a previous property division in the County, may be eligible for one (1) administrative property division provided that both new parcels meet the current zoning and dimensional standards of this title. It shall be the responsibility of the applicant to provide proper proof to the administrator showing eligibility for this property division.
- C. Process:
1. Application: An application and fees shall be submitted to the administrator on forms provided by the planning department.
 2. Time Limit on Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
 - c. Obtain new tax parcel numbers and street addresses from the county assessor; and
 - d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.
 3. Final Approval Notice: Upon determination by the administrator that the final property boundary adjustment or division is in conformance with this article, a final acceptance letter shall be issued.

B D. Standards:

1. A property boundary adjustment or division shall not reduce the property sizes below the minimum dimensional standards prescribed by this title; or if one or more of the properties is nonconforming as to the minimum dimensional standards prescribed by this title, the property boundary adjustment shall not increase the nonconformity.
 - a. A property boundary adjustment shall not increase the original number of properties but may decrease the original number of properties.
 - b. A property boundary adjustment or division shall not change or move any public streets or publicly dedicated areas in any manner.
 - c. A property boundary adjustment or division does not vacate the platted lot lines or easements of a recorded subdivision. Any private or public easement may be vacated in accord with the

requirements of this title.

d. If a new lot or parcel is created as part of a property division, both lots or parcels shall be subject to the requirement of connection to municipal services, if available, and shall be subject to additional improvements as determined by the administrator and subject to this title, including but not limited to sidewalks and paved driveways.

ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

8-6B-1: APPLICABILITY:

8-6B-2: IMPROVEMENT STANDARDS:

8-6B-3: DEVELOPER'S RESPONSIBILITY:

8-6B-1: APPLICABILITY:

A. All plats submitted in accord with the provisions of this chapter, and all subdivisions, improvements and facilities done, constructed or made in accord with said provisions shall comply with the minimum design standards set forth in this article provided, however, that any higher standards adopted by any transportation or health authority shall otherwise prevail.

B. It shall be the responsibility and liability of every applicant, and the owner of the land being subdivided, to construct and install every improvement shown on the plat of the subdivision, represented to be included in the subdivision at any presentation before the city council, and all improvements required by the ordinances of the city specifically including the requirements of this article, and this responsibility and liability shall be personal to the developer and the owner and shall also run with the land, and this responsibility and liability shall be shown on the plat of the subdivision.

8-6B-2: IMPROVEMENT STANDARDS:

A. Compliance with all Applicable Requirements: The plat shall comply with all applicable requirements as set forth in this title.

B. Streets:

1. Dedication: Within a proposed subdivision, arterial and collector streets as shown on the comprehensive plan shall be dedicated to the public in all cases; in general, all other streets shall also be dedicated to public use.

2. Street Specifications: The design, location, and widths of all street and street intersections shall comply with the requirements of the transportation authority and Fire District, unless alternative standards are adopted by the city of Star. Public and private street widths shall be a minimum of thirty-six feet (36') unless specifically approved by Council.

3. Street Names: The naming of streets shall conform to the requirements of the county street naming committee, with the following exceptions:

a. The street name shall generally comply with this subsection.

b. Street names shall not duplicate any existing street name within the county, except where a new street is a continuation of an existing street.

c. Street names that may be spelled differently but sound the same as existing streets shall not be used.

d. All new streets shall be named as follows: streets having predominantly north-south direction shall be named "Avenue" or "Road"; streets having a predominantly east-west direction shall be named "Street" or "Way"; meandering streets shall be named "Drive", "Terrace", "Path", or "Trail"; and cul-de-sacs shall be named "Circle", "Court", and "Place". Private streets shall be named "Lane".

- e. For streets that provide primary access to a subdivision or neighborhood and that align with an existing or planned street across an intersection that is not part of the same subdivision or neighborhood, the street name shall not duplicate the name of the subdivision or neighborhood.
- f. Proposed streets which are a continuation of an existing street shall be given the same name as the existing street.
- g. Street name signs shall be installed in the appropriate locations at each street intersection.
- 4. Cul-De-Sacs: No street that ends in a cul-de-sac or a dead end shall be longer than seven hundred fifty feet (750').
- 5. Alleys: All alleys shall be approved by the Fire District and shall have a minimum of twenty-foot (20') right of way and shall be paved, unless otherwise required.
- 6. Coving: Coving, or meandering design of roadways shall be encouraged, where reasonable, to provide a unique feel to a neighborhood versus a standard grid roadway system. The grid system may also be utilized where appropriate to provide for a variety of street designs within the overall project.

C. Driveways: All driveway openings in curbs shall comply with the requirements of the authorized transportation authority.

D. Common 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.
- 2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
- 3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.
- 4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
- 5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
- 6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
- 7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
- 8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
- 9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

E. Easements:

- 1. Utility easements shall be provided along front lot lines, rear lot lines and side lot lines when deemed necessary by the city engineer or designee.
- 2. Total easement width shall not be less than ten feet (10').

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/CHD4 approved remedy.

G. Reserve Strips: Privately held reserve strips or “spite strips” controlling access from adjacent lands to public streets shall be prohibited.

H. Flag Lots: Flag lots are prohibited, unless approved by the Fire District.

I. Pathway easements shall be open to the public.

J. Pathway easements shall be required along the Boise river as shown within the comprehensive plan and shall be open to the public.

8-6B-3: DEVELOPER'S RESPONSIBILITY:

The developer has the responsibility of maintaining the subdivision property until such time that the subdivision is turned over to a homeowner or business owner association. The following are requirements of the developer:

A. Keep property weed abated at all times. At no time shall weeds exceed a height of 6” in height.

B. Mitigate dust throughout all development stages of the subdivision. Water trucks shall be on-site and in operation at all times during site earthwork activities.

C. Maintain the site for debris daily and prevent wind-blown debris.

~~C. Clean up of any mud and/or dirt that is deposited from construction onto streets daily.~~

~~D. All trash receptacles and construction site garbage bins shall be emptied on a regular basis and not left over-flowing.~~

~~E. Clean up of any mud and/or dirt that is deposited from construction onto streets daily.~~

~~F. Streets within the development shall be swept and cleaned weekly.~~

~~EG.~~ Coordinate with the United States Postal Service for the best location of mail receptacles. The mail receptacle shall not be placed in the vision triangle.

~~FH.~~ Provide the city with GIS locations of all streetlights and irrigation facilities.

~~GI.~~ Provide a construction sign, to be located at all entrances to a development, indicating the rules for all sub-contractors to follow from the first day of grading of the site through to sale of homes. This sign should include, but not be limited to, dust, music, dogs, site debris, mud, and starting/stopping hours for contractors (7 a.m. starting time). Sign is subject to approval by the administrator prior to installation.

~~HJ.~~ Homeowners Associations. The developer is required to establish a homeowner association in any development that has common maintenance or ownership of utilities, recreation areas,

landscaping, etc. The Covenants, Conditions and Restrictions established for the homeowner association shall include a provision allowing the homeowner association to amend the controlling documents (CC&Rs, architectural control guidelines and bylaws) by simple majority vote of the members of the association after all lots in the subdivision have been sold by the developer.

1. This one-time amendment may occur at the first annual meeting following the sale of the last building lot owned by the developer.

2. The new document shall be recorded in the county records and shall be distributed to every owner in the association.

3. CC&Rs and bylaws amended using this reduced majority, shall not be used to:

a. Introduce or alter a system of fines for homeowner non-compliance, unless to remove an existing system of fines.

b. Attempt to control parking on public roads or property that is not wholly owned by the HOA.

c. Permanently reduce the supermajority required for changing the CC&Rs and bylaws below sixty percent (60%).

d. Restrict the use of private property beyond the restrictions contained in the Star City Code ~~of or~~ in the original CC&Rs, including all forms of renting and leasing.

e. Remove or otherwise alter plans or conditions approved by the City, including but not limited to landscaping, required open space, amenities, setbacks and other design and dimensional standards as approved by Council.

e.f. Any of the above may be accomplished using the supermajority as described in the original bylaws.

Chapter 7

PLANNED UNIT DEVELOPMENTS

8-7-1: PURPOSE:

8-7-2: APPLICABILITY:

8-7-3: PROCESS:

8-7-4: STANDARDS:

8-7-5: REQUIRED FINDINGS:

8-7-6: TIME LIMITATIONS:

8-7-7: MODIFICATIONS:

8-7-1: PURPOSE:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

1. Preserves natural, scenic and historic features of major importance;
2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.

4. Master planning of large acreages that include of variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district.

8-7-3: PROCESS:

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to the administrator.

1. At the discretion of the administrator, designee 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, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.

2. A site amenity plan shall be provided with the planned unit development application.

C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.

D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

~~E. A development agreement, when associated with an annexation and/or rezone, may be used in lieu of a Planned Unit Development application for deviations to dimensional standards with the requirement that all findings required for a PUD are addressed with the council action in the development agreement.~~

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title, may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced.

2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent ~~planned~~ uses and compliance with the intent of the comprehensive plan is provided. It is at the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for infill development, including, but not limited to the following:

1. The council may allow up to a twenty five percent (25%) increase in the density permitted for the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.
2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.

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

8-7-5: REQUIRED FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.
- F. The proposal complies with the density and use standards requirements in accord with this title.
- G. The amenities provided are appropriate in number and scale to the proposed development.
- H. The planned unit development is in conformance with the comprehensive plan.

8-7-6: TIME LIMITATIONS:

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-7-7: MODIFICATIONS:

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

CHAPTER 8

DESIGN AND DEVELOPMENT STANDARDS

ARTICLE A. SIGN STANDARDS

8-8A-1: PURPOSE:

8-8A-2: APPLICABILITY:

8-8A-3: CONFLICT WITH ORDINANCES, LAWS, RULES AND REGULATIONS:

8-8A-4: ADMINISTRATION AND INTERPRETATION:

8-8A-5: DEFINITIONS:

8-8A-6: GENERAL SIGN REQUIREMENTS:

8-8A-7: SIGNS EXEMPT FROM THIS CHAPTER:

8-8A-8: SIGNS NOT REQUIRING PERMITS:

8-8A-9: SIGNS WITHIN THE HISTORIC OVERLAY CBD ZONING DISTRICT:

8-8A-10: VISUAL ELEMENTS PROHIBITED:

8-8A-11: SIGNS REQUIRING PERMITS:

8-8A-12: PERMIT PROCESS AND PROCEDURES:

8-8A-13: NONCONFORMING SIGNS:

8-8A-14: VIOLATIONS, ENFORCEMENT, PENALTIES:

8-8A-1: PURPOSE:

The purposes of this chapter are:

- A. To encourage the effective use of signs as a means of communication in the city of Star, Idaho;
- B. To maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth;
- C. To improve pedestrian and traffic safety;
- D. To minimize the possible adverse effect of signs on nearby public and private property; and
- E. To enable the fair and consistent enforcement of these sign regulations.

8-8A-2: APPLICABILITY:

A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions and other requirements of this chapter. The effect of this chapter as more specifically set forth herein is:

- A. To establish a permit system to allow a variety of types of signs in commercial and industrial areas and a limited variety of signs in residential areas, subject to the standards and the permit procedures of this chapter;

- B. To allow certain types of signs which include: small, unobtrusive and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, without the requirements of a permit;
- C. To prohibit all signs not expressly permitted by this chapter;
- D. To establish a reasonable permit fee; and
- E. To provide for the enforcement of the provisions of this chapter.

8-8A-3: CONFLICT WITH ORDINANCES, LAWS, RULES AND REGULATIONS:

In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. In case of conflict between this chapter or any part thereof, and the whole or part of any existing or future local, state, or federal ordinance, law, regulation, or rule, or the whole or part of any existing or future private covenant or deeds, the most restrictive requirement shall apply.

8-8A-4: ADMINISTRATION AND INTERPRETATION:

- A. Administration: The administrator or designee for the city of Star is charged with the implementation, administration, and enforcement of this chapter interpretation.
- B. Interpretation: The decision of the administrator shall be valid in areas of interpretation and vagueness. Appeal of decisions of the administrator shall be made to the Star city council.

8-8A-5: DEFINITIONS:

Certain terms are defined for the purposes of this chapter. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

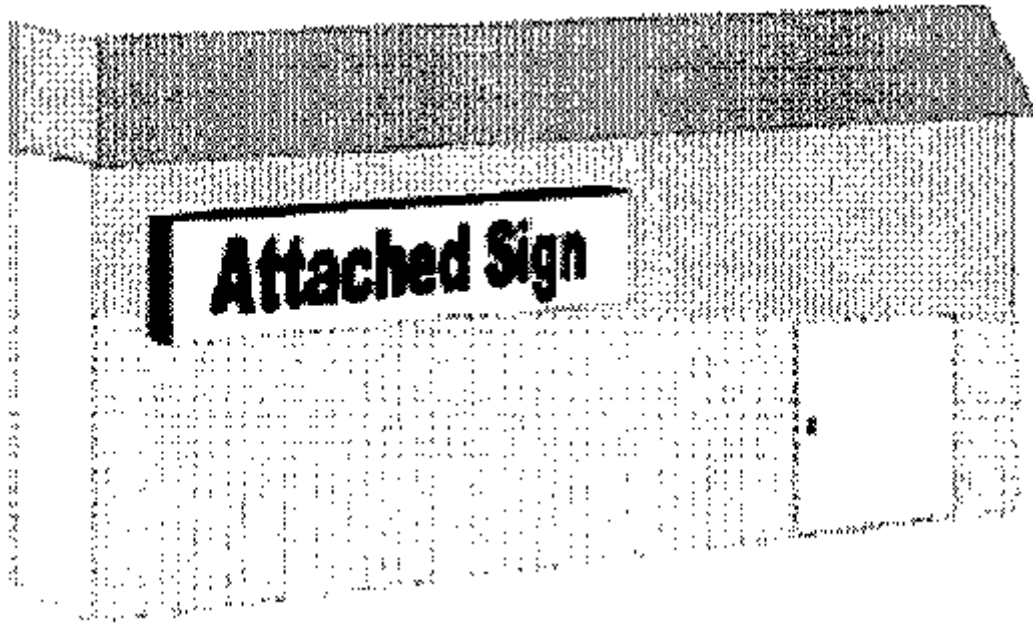
ADDRESS: The numeric reference of a use or building to a street name.

ANIMATED SIGN: Any sign which is designated and constructed to give its message through a sequence or progressive changes or parts or lights or degree of lighting, such as an electronic reader board. Animated signs are allowed only for municipalities and public school for the purpose of announcements to the community. All other animated signs are prohibited in all zoning districts.

AREA OF SIGN: See definition of Sign Area.

ATTACHED SIGN: See definition of Building Sign.

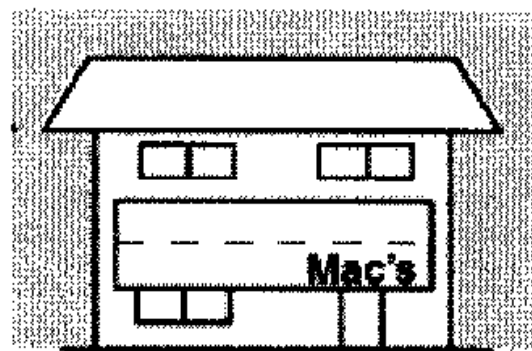
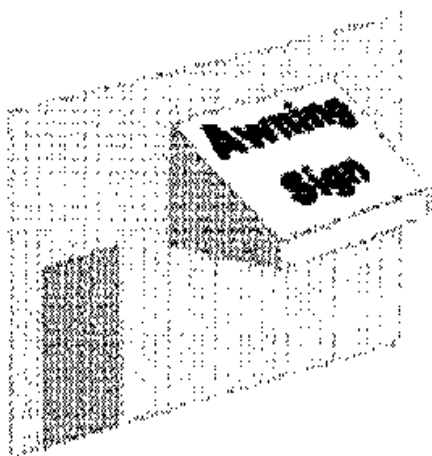
ILLUSTRATION 8-8A-5(a)
ATTACHED SIGN



AWNING: A shelter projecting from and supported by the exterior wall of a building.

AWNING SIGN: A sign painted on, printed on, or attached flat against the surface of an awning.

ILLUSTRATION 8-8A-5(b)
AWNING SIGN

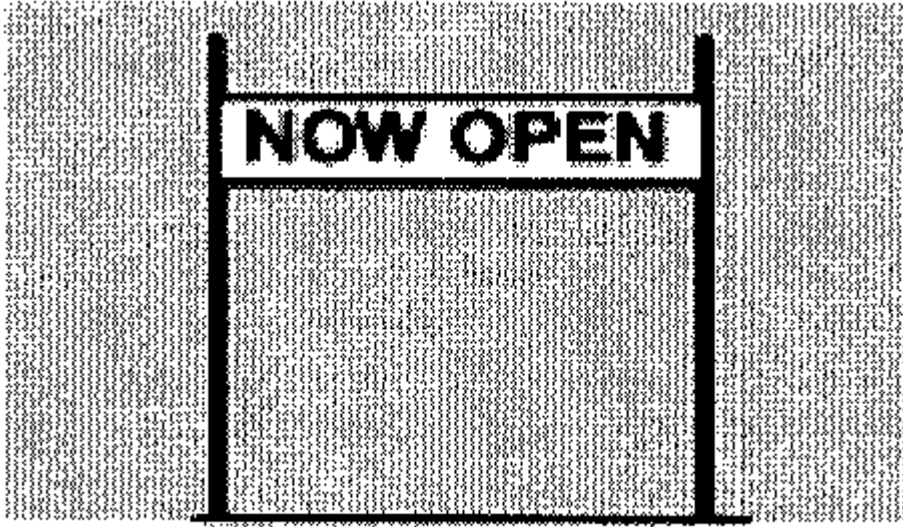


Awning Sign

BANNER: A temporary sign made of cloth, plastic, or other soft material.

ILLUSTRATION 8-8A-5(c)

BANNER SIGN



Banner

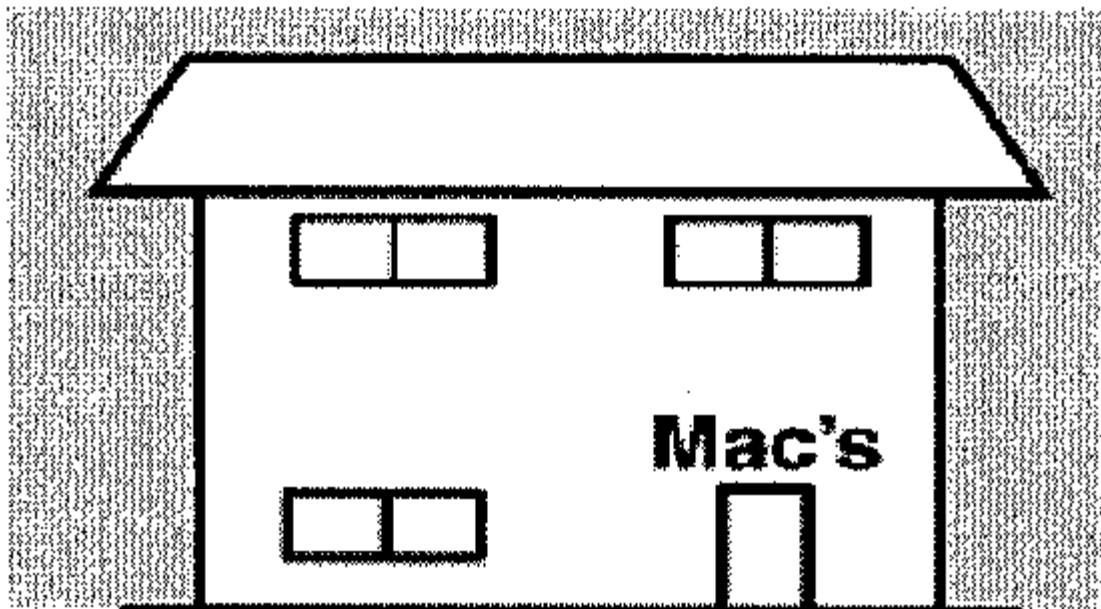
BENCH SIGN: A sign painted on, attached to, or affixed to any portion of a bench or seating area at bus stops or other such pedestrian areas.

BILLBOARD SIGNS: Any off site sign, available for rent, on a permanent structure on which the copy is periodically changed and which is not located on the premises to which such advertising copy pertains.

BUILDING CANOPY: A rigid multisided structure covered with fabric, metal or other material, supported by a building at one or more points and by columns or posts at the other points, and either internally or externally illuminated.

BUILDING SIGN: A permanent sign which is connected to, painted on, attached to, or otherwise affixed to a building and includes, but is not limited to, a wall, facade, building canopy, projecting, attached, or awning signs.

ILLUSTRATION 8-8A-5(d)
BUILDING SIGN

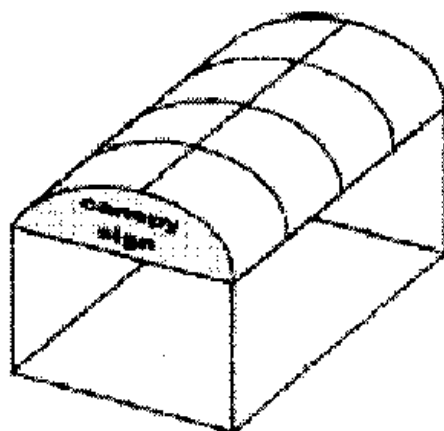


CANOPY, BUILDING: See definition of Building Canopy.

CANOPY, FREESTANDING: See definition of Freestanding Canopy.

CANOPY SIGN: A sign painted on, printed on, or attached flat against the surface of a canopy.

ILLUSTRATION 8-8A-5(e)
CANOPY SIGN

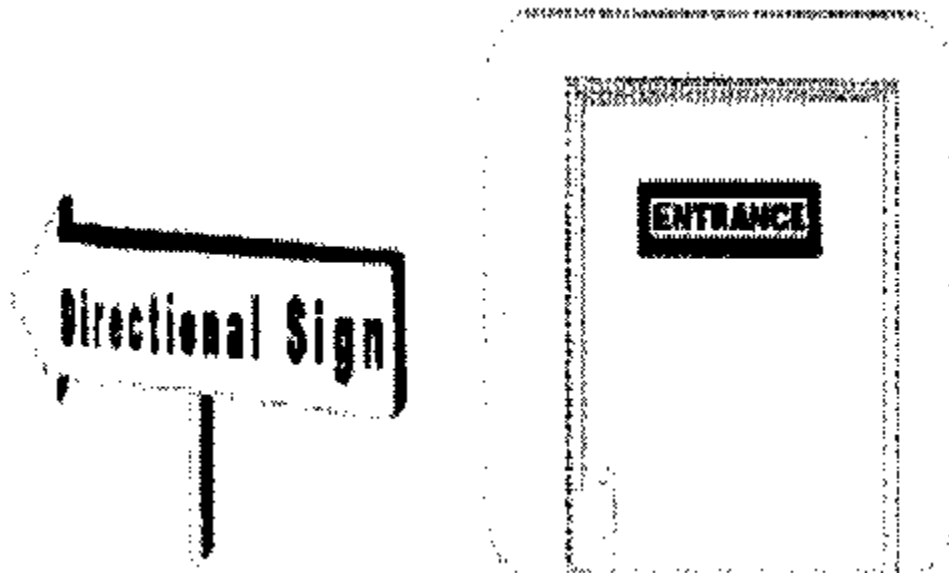


CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters, or illustrations that can be manually changed or rearranged without altering the face or the surface of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a time and temperature portion of a sign and not a changeable copy sign for purposes of this chapter. A changeable copy sign is also known as reader board, bulletin board, or message center. A changeable copy sign shall not be animated in any way. Animated signs are prohibited in all zoning districts, unless otherwise permitted within this title.

DEVELOPMENT: A principal building or use or combination of principal buildings and uses, under a common plan with a common or shared identity as indicated by commonality of design and appearance and/or by a commonality of function and use.

DIRECTIONAL SIGN: On site permanent sign used only to direct pedestrians or vehicular traffic. Directional signage shall include, but not be limited to, signs for entrances, exits, parking areas, and drive-through establishments. See also definition of Incidental Sign.

ILLUSTRATION 8-8A-5(f) DIRECTIONAL SIGNS



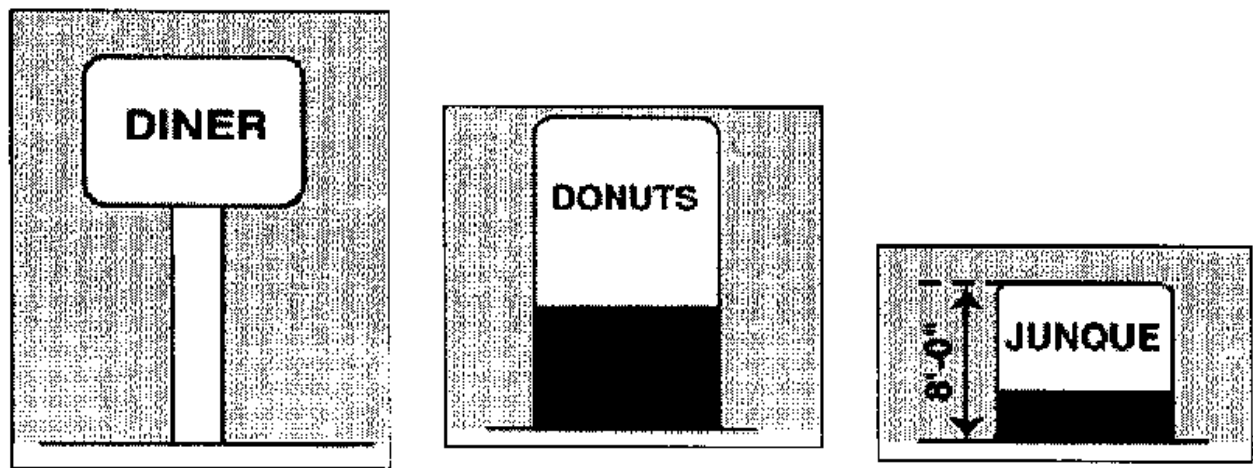
ELEVATION: A geometrical projection of a building on a vertical plane.

FACADE SIGN: See definition of Building Sign.

FREESTANDING CANOPY: A rigid multisided structure covered with fabric, metal or other material and supported by columns or posts and either illuminated internally or externally.

FREESTANDING SIGN: A permanent sign that is set firmly in or upon the ground surface, is not attached to any building or other structure. Freestanding signs include, but are not limited to, ground mounted, monument, or pole signs.

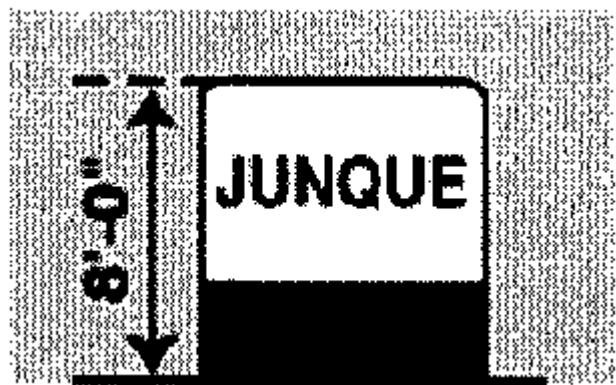
ILLUSTRATION 8-8A-5(g)
FREESTANDING SIGNS



GRADE: The average level of the finished surface of the ground adjacent to a sign or to the exterior wall of the building to which a sign is affixed.

GROUND MOUNTED SIGN: A freestanding sign with a solid base.

ILLUSTRATION 8-8A-5(h)
GROUND MOUNTED SIGN



HEIGHT OF SIGN: See definition of Sign Height.

ILLEGAL SIGN: A sign which was not in compliance with this, or the applicable ordinance under which it was erected, installed, altered or displayed.

ILLUMINATED SIGN: A sign with an artificial light source incorporated internally or externally for the purpose of lighting the sign.

INCIDENTAL SIGN: A sign that has a purpose secondary to the use of the lot on which it is located and is intended merely to provide directions or information. Incidental signs include, but are not limited to, no parking, entrance, loading only, telephone, and other similar directives. See also definition of Directional Sign.

LANDMARK SIGN: A permanent sign or visual element that is designated by the Star city council as having historic and/or architectural significance. A landmark sign shall be at least twenty (20) years old unless the Star city council makes a finding that a newer sign with historic and/or architectural significance should be designated to protect it.

MENU BOARD: A drive-thru menu board with or without speakers, as used by restaurants shall be considered a sign and shall meet the provisions for commercial signs listed in this chapter.

MONUMENT SIGN: A permanent freestanding sign mounted on the ground and designed with a continuous structural element of approximately the same dimension from the ground to the top of the sign. See also definitions of Grade and Freestanding Sign.

MURALS: Any piece of artwork painted or applied directly on a wall or other permanent surface.

NONCONFORMING SIGN: A sign that was erected, installed, or displayed in compliance with previous sign regulations but which is not in compliance with this chapter and which has not been reconstructed, altered, or otherwise modified since the adoption of this chapter, except to bring the sign into compliance with the provisions of this chapter.

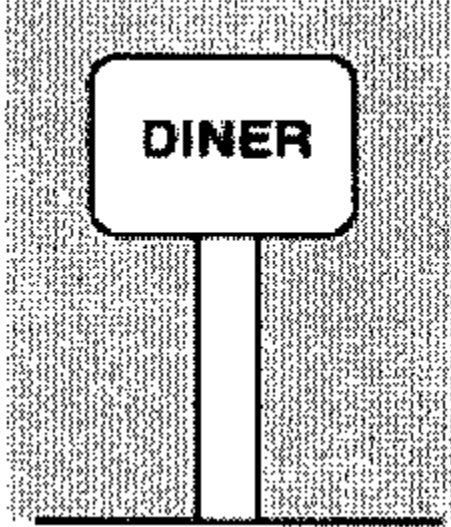
OFF- PREMISES SIGN: A permanent sign used to identify, display, advertise, or otherwise direct attention to a location other than the premises on which the sign is located. An off-premise sign is also referred to as "off- site sign".

ON SITE SIGN: A permanent building sign located at or on the site and/or a product, good, or service offered on or available at the same lot where the sign is displayed. On site signs shall include, but are not limited to, attached sign, building sign, window sign, freestanding sign, projecting sign, and awning sign. An on-site sign is also referred to as "on premises sign".

PERMANENT SIGN: A non-temporary sign designed and intended for long term use.

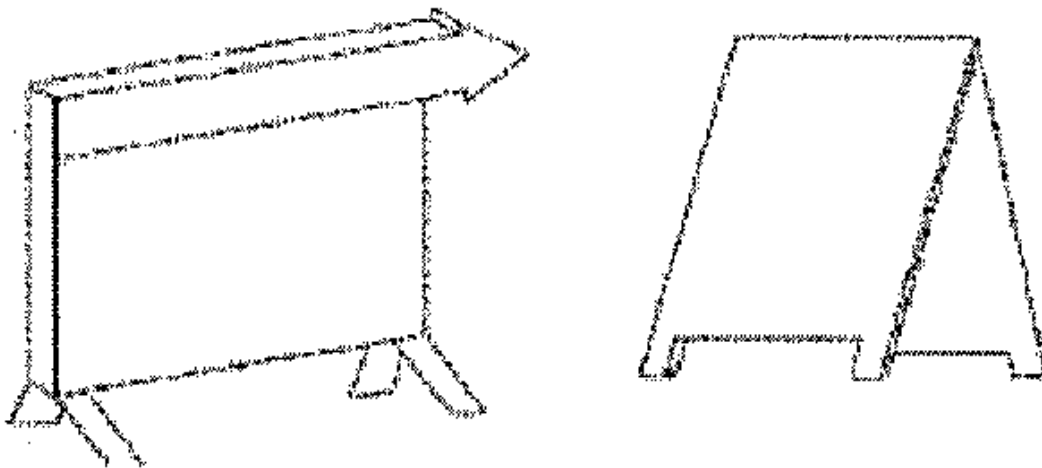
POLE SIGN: A permanent freestanding sign mounted on the ground, where the structural element is significantly narrower than the sign.

ILLUSTRATION 8-8A-5(i)
POLE SIGN



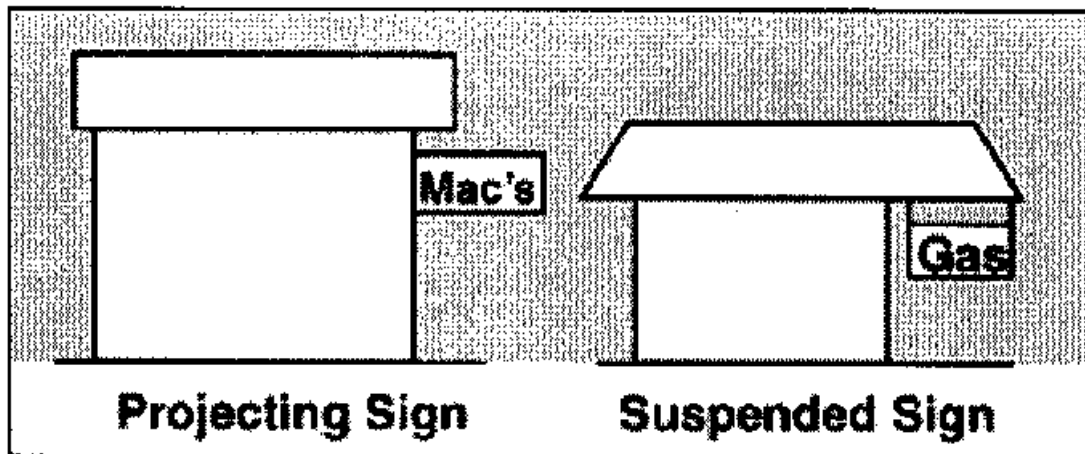
PORTABLE SIGN: A temporary sign which is not permanently attached or anchored to the ground or other permanent structure, or a sign designed to be transported. Portable signs include, but are not limited to, signs designed to be transported by means of wheels, signs converted to A or T frames, menu and sandwich board signs, balloons or visual elements used as signs; umbrellas used for advertising, and signs attached to or painted on vehicles parked and visible from the public right of way.

ILLUSTRATION 8-8A-5(j)
PORTABLE SIGNS



PROJECTING SIGN: A permanent building sign which is mounted, erected, or otherwise affixed on a building wall or structure, projecting generally perpendicular to the wall, and extending beyond the building wall more than twelve inches (12"). Projecting signs also include suspended signs.

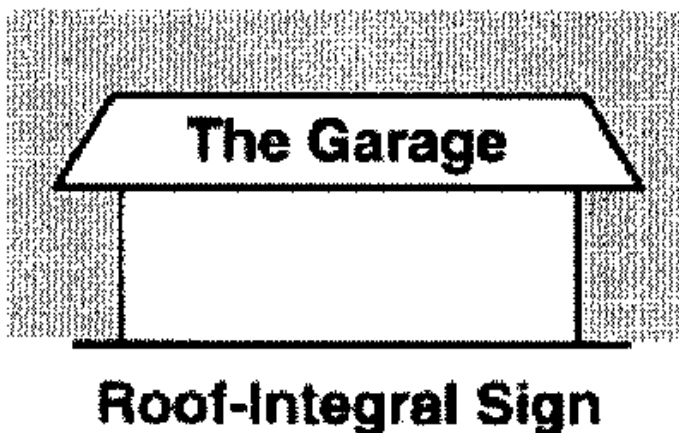
ILLUSTRATION 8-8A-5(k)
PROJECTING SIGN



READER BOARD: See definition of Changeable Copy Sign.

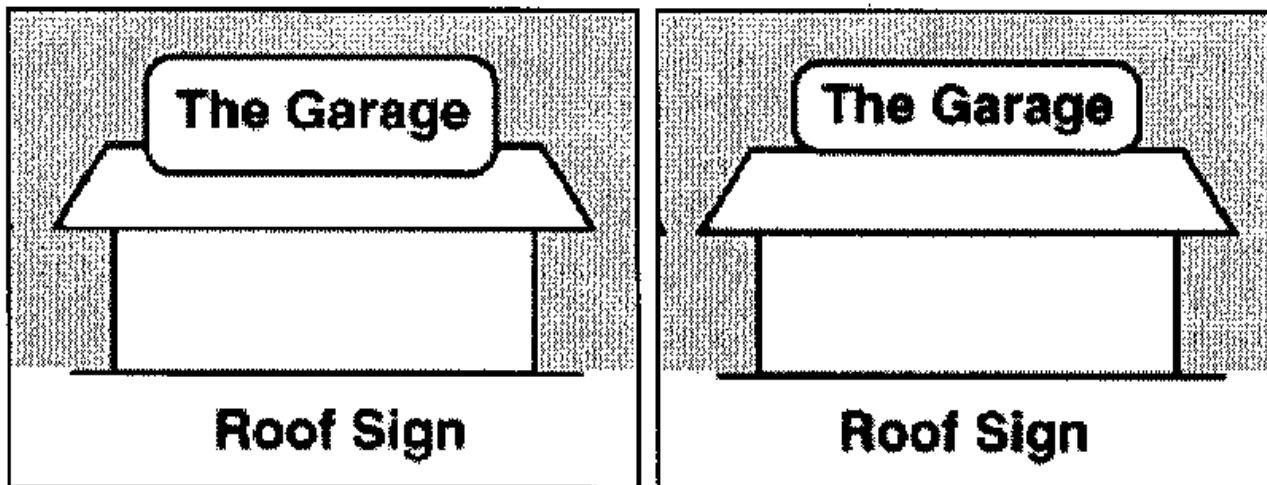
ROOF INTEGRAL SIGN: Any building sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, so that no part of the sign extends vertically above the highest portion of the roof and so that no part of the sign is separated from the rest of the roof by a space of more than six inches (6"). For purposes of this chapter, any portion of a building above or behind the fascia or parapet of a building shall be considered part of the roof. See also definition of Building Sign.

ILLUSTRATION 8-8A-5(l)
ROOF INTEGRAL SIGN



ROOF SIGN: A sign erected and constructed wholly or in part upon, against, or above the roof of a building. For purposes of this chapter, any portion of a building above or behind the fascia or parapet of a building shall be considered part of the roof.

ILLUSTRATION 8-8A-5(m)
ROOF SIGNS



SIGN: Any device, structure, fixture, display, emblem, picture, placard, visual element, or any parts or combinations thereof using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions to, drawing attention to, or advertising any activity, place, business, office, institution, facility, organization, profession, trade, occupation, product, good, or service.

SIGN AREA: The total area of the sign face which is used to display a message, not including its supporting poles or structures.

SIGN HEIGHT: The distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

SIGN PLAN: A coordinated plan for developing signs for an individual building or a group of buildings.

SUBDIVISION IDENTIFICATION SIGN: A sign used to identify a residential subdivision on site.

TEMPORARY SIGN: A sign that is made of paper, cardboard, cloth, plastic, fabric, vinyl, wood or other materials, which is used for a limited period of time, as set forth in this chapter, and which is not permanently mounted. Temporary signs include, but are not limited to, A-frame, banner, wind sign, special event sign, mechanically operated portable sign (fan blown, battery operated mechanisms), etc.

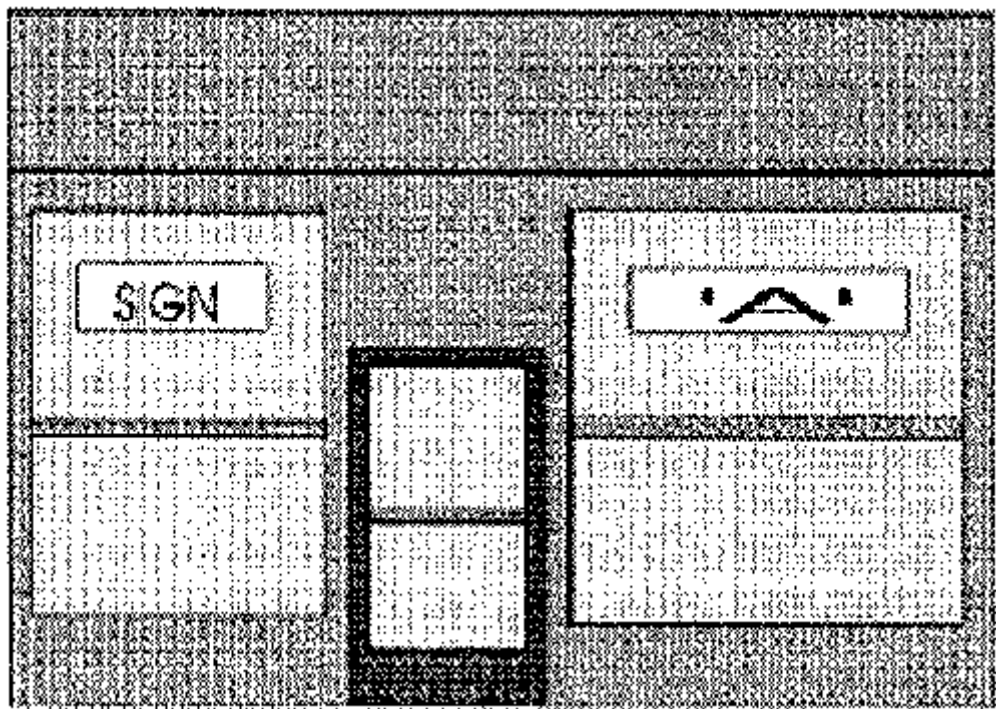
TIME AND/OR TEMPERATURE SIGN: A sign or portion thereof on which the only copy that changes is an electronic or mechanical indication of time or temperature.

VISUAL ELEMENT: A substitute for additional signs consisting of temporary and/or permanent device intended to attract attention to any activity, place, business, office, institution, facility, organization, profession, trade, occupation, product, good, or service or to convey message concerning any activity, place, business, office, institution, facility, organization, profession, trade, occupation, product, good, or service.

WALL SIGN: Any permanent building sign attached parallel to, but within two feet (2') of a wall, painted on the wall surface of, or erected and confined within the limits of any outside wall of any building, which is supported by such wall or building, and which displays only one sign surface. Also see definition of Building Sign.

WINDOW SIGN, EXTERIOR: A sign which is mounted, placed, applied, painted, attached or otherwise affixed on the exterior or outside of a window or to a windowpane or glass and is visible from the exterior of the window. Exterior window signs are considered permanent building signs. Window signs shall not have moving text or mechanics.

ILLUSTRATION 8-8A-5(n)
WINDOW SIGNS



WINDOW SIGN, INTERIOR: A sign which is mounted, placed, applied, painted, attached or otherwise affixed inside a window or to the interior of a windowpane or glass and is visible from the exterior of the window. Interior window signs are not considered building signs.

8-8A-6: GENERAL SIGN REQUIREMENTS:

The information contained within this section is intended to be used as criteria in all sections of this chapter; however, there may be areas that require more detail or explanation. In those cases, the information in those sections shall be used.

A. General Sign Requirements: All signs shall comply with the following general sign requirements:

1. No sign shall be placed in a manner visible from any public street, alley, right of way, sidewalk, or other public easement, except as provided herein, nor shall any sign be placed in or extend over street, right of way, roadway, sidewalk, public or private utility or access or other easement, or alley, except as provided herein and with the approval of the appropriate agency or utility. Any sign installed or placed on or over public property or right of way after adoption of this chapter, except in conformance with these requirements, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign the full cost of removal and disposal of the sign.
2. All signs allowed hereunder shall be constructed and placed so as not to obstruct the vision of the public at any street, alley, or driveway. Signs otherwise permitted by this chapter may be located within the sight distance triangle, as shown below, provided that no part of such sign is placed between the height of three feet (3') and twelve feet (12') above the average grade of each street, alley, or driveway. See illustrations for visual clearance and sight distance triangle.

ILLUSTRATION 8-8A-6(a)
VISUAL CLEARANCE

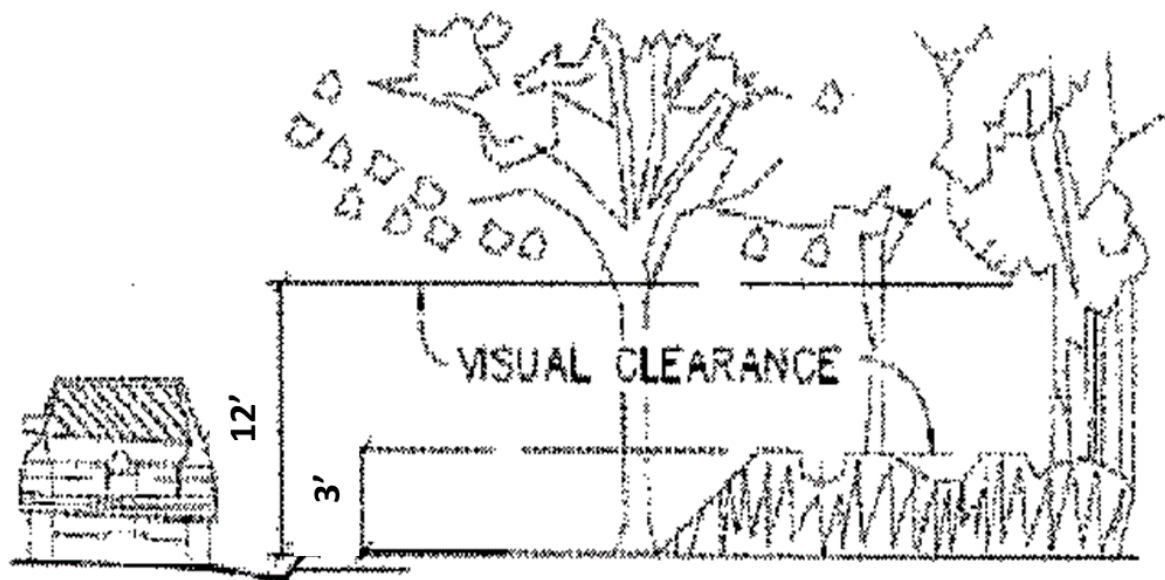
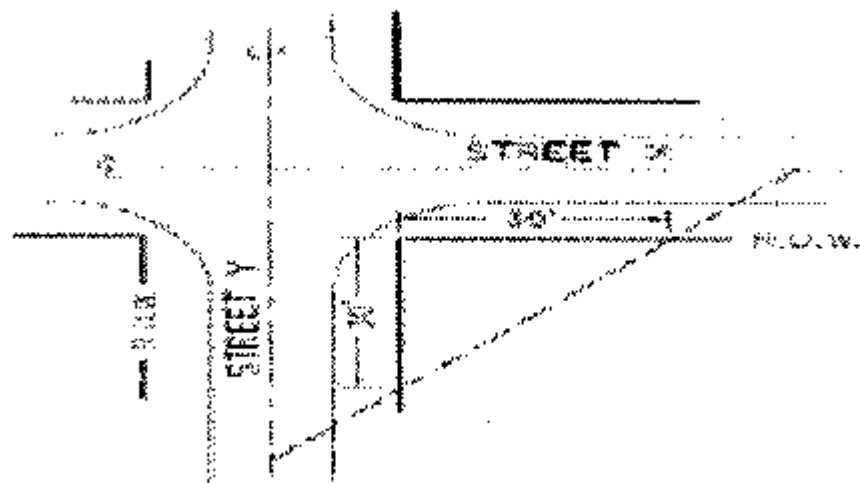


ILLUSTRATION 8-8A-6(b)
SIGHT DISTANCE TRIANGLE



3. No sign shall be allowed to be illuminated, except as expressly provided herein. Signs which are otherwise allowed to be illuminated are not allowed if the administrator finds that the lighting adversely affects adjoining residential uses or causes glare or otherwise interferes with the vision of persons operating motor vehicles. All illuminated signs shall not be flashing or pulsating and shall be constant in intensity and color, unless otherwise allowed herein. Sign lighting shall be directed away from all traffic and from all adjoining residential properties, and the lighting intensity shall not exceed fifteen (15) foot-candles at any point on the sign face. No sign shall be

illuminated if lighting is already provided to the area where the sign is to be located. All lighting associated with signage shall meet any requirements of this title regarding dark sky standards.

4. No sign shall be allowed to revolve, rotate, or move.
5. No sign shall be allowed if the administrator finds that the sign is constructed or designed in a manner which may cause the sign to be confused with a traffic sign or other traffic control device.

B. Sign Area and Height Computations: The following principles shall control the computations of sign area and sign height:

1. Computation Of Area Of Individual Signs: The area of a sign face (which is also the sign area of a wall sign or other sign with only 1 face), shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall is clearly incidental to the display itself.

ILLUSTRATIONS 8-8A-6(c) SIGN AREA COMPUTATIONS

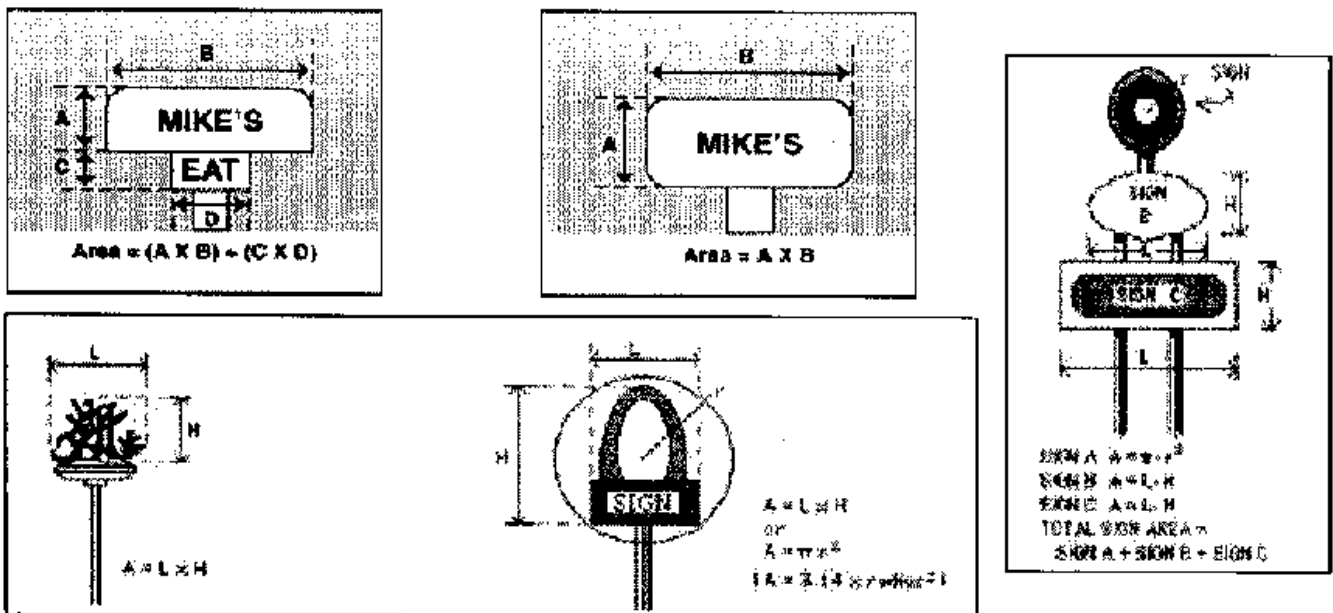
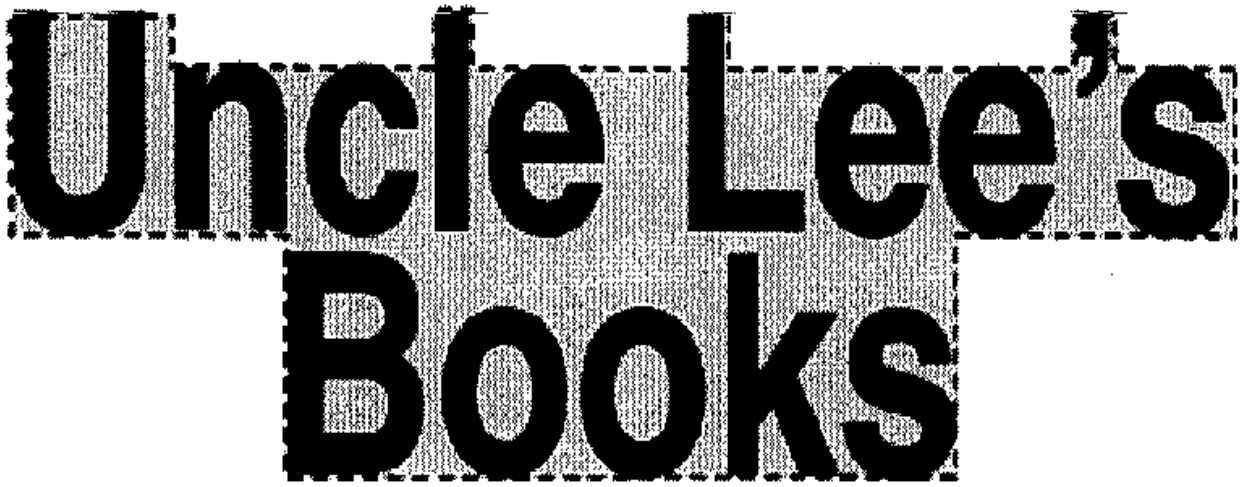


ILLUSTRATION 8-8A-6(d) SIGN AREA COMPUTATION FOR PERMANENT BUILDING SIGN

With No Defined Sign Background (e.g., Channel Letters)



2. **Computation Of Area Of Multifaced Signs:** The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two (2) identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two inches (42") apart, the sign area shall be computed by the measurement of one of the faces.
3. **Computation Of Height:** The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: a) existing grade prior to construction, or b) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal building on the lot, whichever is lower. When sign is within the building setback, the calculation for the sign may use either the base elevation or the elevation of the roadway. The computation of sign height shall include the permitted sign and any attached changeable copy sign or reader board and the sign structure.

ILLUSTRATION 8-8A-6(e)
SIGN HEIGHT COMPUTATION

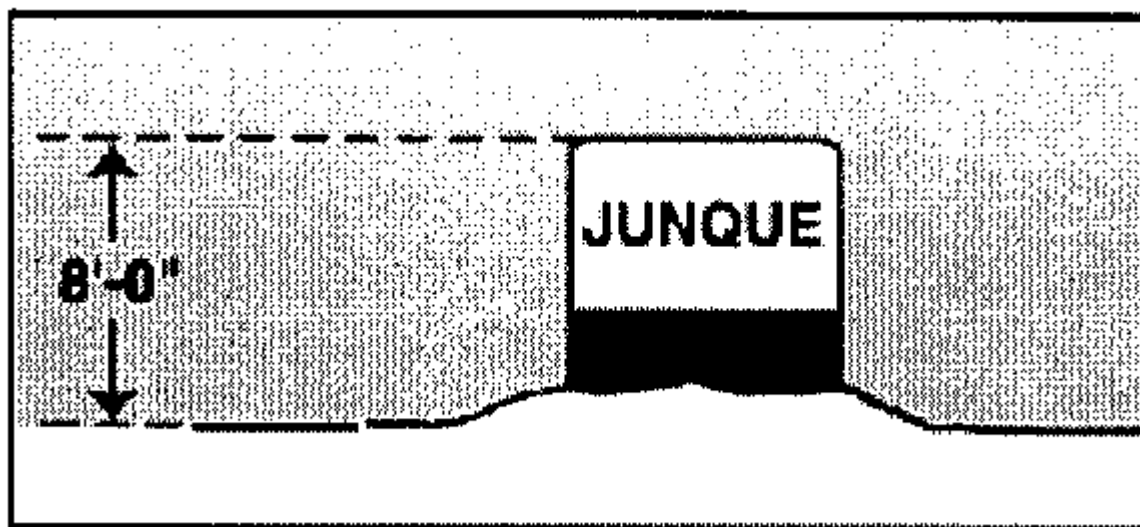
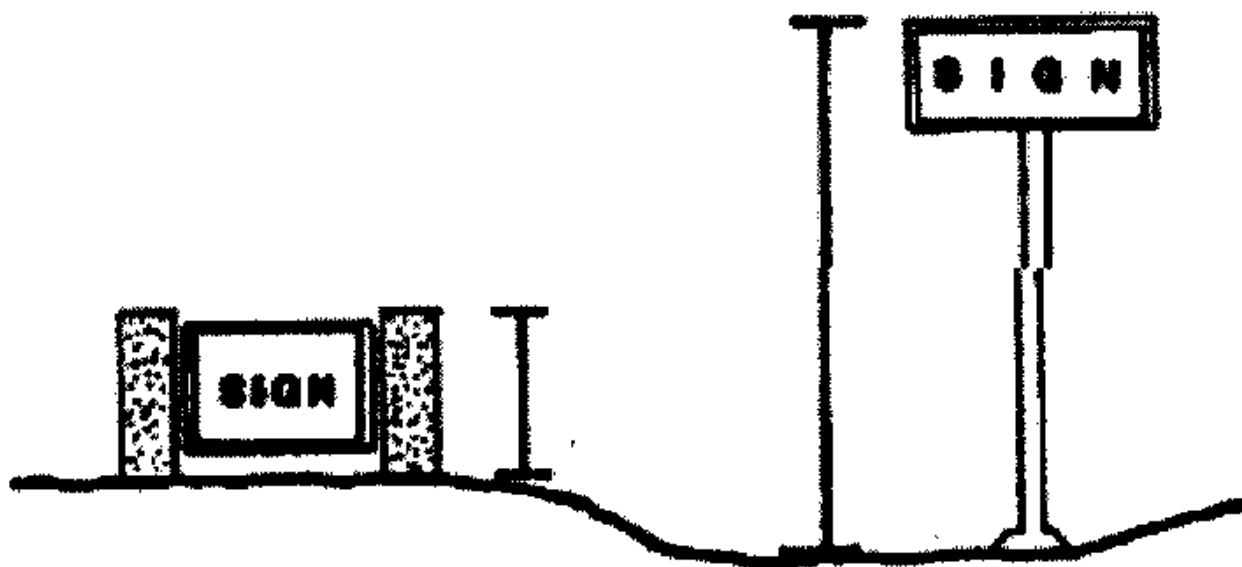


ILLUSTRATION 8-8A-6(f)
SIGN HEIGHT COMPUTATION
In Cases Where the Normal Grade Cannot Reasonably Be Determined



4. Construction Standards: All permitted signs shall be constructed and maintained in compliance with the applicable provisions of the city of Star building code and other provisions of the city of Star ordinances. All illuminated signs shall be installed in accordance with the applicable provisions of the national electric code, and all detached signs shall be so illuminated by an underground electrical source.
5. Construction Materials: All signs shall be constructed with durable materials including but not limited to metal, aluminum, wood, hard plastics and vinyl, rock or aggregate, or other materials manufactured for durability and longevity. Materials such as thin vinyl used for banners, paper or cardboard is not considered as a permanent material and shall be prohibited for permanent signage.
6. Maintenance Standards: All permitted signs shall be maintained in good structural and aesthetic condition. Deficiencies, such as chipped paint, broken plastic, missing letters, and exposed light bulbs, shall be evidence of lack of maintenance.

8-8A-7: SIGNS EXEMPT FROM THIS CHAPTER:

Provided that the following signs or visual elements comply with the general sign regulations set forth in section [8-8A-8](#) of this article, these signs shall be exempt from all other provisions of this chapter:

- A. Traffic signs, public notices or danger warnings required by a valid and applicable federal, state, or local law, regulation, and/or ordinance;
- B. Holiday lights and decorations on residential lots;
- C. Traffic control signs on private property, such as stop, yield, and similar signs;
- D. Organizational event signs within a public right of way, provided:
 1. Temporary signs must be removed within forty-eight (48) hours of end of event;
 2. Signs within the transportation authority rights of way, written permission shall be obtained from the transportation authority and presented to the city;
 3. Transportation authority permitted ROW signs shall be removed promptly upon the conclusion of the event;
- E. Public or semipublic athletic field signs which indicate sponsorship of the teams or announce or relate to activities that occur therein, provided:
 1. Such signs shall be affixed, placed, or installed on the athletic field fencing and facing the field, and
 2. Such signs shall not be affixed to scoreboards, buildings, or structures;

8-8A-8: SIGNS NOT REQUIRING PERMITS:

The followings signs are allowed on private property without permits, provided that the signs contain no commercial message, logo, or symbol and comply with the general sign regulations set forth in this chapter:

A. Building identification signs, such as address and building marker, provided:

1. One sign, not exceeding four (4) square feet in area, shall be permitted; and
2. Such signs shall be attached to the referenced building.

A. National, state, local and corporation flags, provided:

1. The United States Of America flag, state of Idaho flag, or flags of any other national or political subdivision shall be flown and displayed in a manner so that the flags are not construed as an attraction gaining device for the advertising of a product or use, or in a manner to otherwise draw the attention of the traveling public to an establishment;
2. One corporation flag may be flown in conjunction with the United States or state of Idaho flag and as part of the display;
3. Such displays shall not exceed twenty-five (25) square feet in area in any residential area or sixty (60) square feet in any commercial or industrial area;
4. Such displays shall not be flown from a pole the tip of which is more than twenty-five feet (25') in height;
5. Such displays shall conform to the criteria established in the ninety-fourth session of congress (94-344; SJ resolution 49); and
6. Only one flag display shall be permitted for each establishment, and the display shall be located at the principal building of the facility.

A. Incidental signs that are informational and have a purpose secondary to the use of the lot on which it is located, such as no parking, entrance, loading only, telephone, and other similar directives.

8-8A-9: SIGNS WITHIN THE HISTORIC OVERLAY CBD ZONING DISTRICT:

The number, size, height, appearance and location of signage within a historic overlay zoning district shall comply with adopted design guidelines for the central business district and the city of Star zoning regulations. Any sign not previously approved by the Star city council as a landmark sign will be considered nonconforming as of the enactment of this chapter until found to be appropriate by subsequent action of the administrator and/or Star city council. All nonconforming signs will be subject to section 8-8A-13 of this article.

All nonconforming signs within the CBD district will be subject to sections 8-8A-1 through 5, and 8-8A-12 through 8-8A-14 of this article.

8-8A-10: VISUAL ELEMENTS PROHIBITED:

Visual elements, as defined in section 8-8A-5 of this article, are prohibited in all circumstances whether added to a sign or simply displayed on a property, unless otherwise allowed in this chapter. Visual elements include, but are not limited to:

- A. Pennants, banners or streamers, feathers, flags, wind or fan blown devices and mechanisms intended to otherwise attract attention;
- B. Large or small balloons, unless otherwise provided in this chapter;
- C. Flashing lights, flashing arrows, or other pulsating fixtures or items;
- D. Large inflatable displays, fixed or portable;
- E. Large displays of permanent construction, fixed or portable, that are larger than the maximum cube dimensions of six feet (6') in height, four feet (4') in depth, and four feet (4') in width, as set forth in subsection 8-8A-11C2b(4)(B) of this article; and
- F. Wording, message, or any symbol, or depiction on the exterior of a building, or any structural element thereof, any independent structure or any other article or item on the property including automobiles or other vehicles.

8-8A-11: SIGNS REQUIRING PERMITS:

The following signs shall not be erected, placed, established, painted, installed, or created until an approved sign permit has been issued by the administrator and shall comply with the general sign regulations set forth in this chapter and as set forth below:

A. Residential or Miscellaneous Signs:

- 1. Subdivision identification signs identifying the subdivision or development name, provided:
 - a. One sign per each subdivision entrance and one additional sign for each individual subarea of a subdivision shall be permitted;
 - b. Such signs shall be indirectly illuminated;
 - c. Such signs shall not exceed twenty (20) square feet in area; and
 - d. The entire sign structure shall not exceed twenty-five feet (25') in length and eight feet (8') in height.

e. The sign shall be located within a common area lot, shall be maintained by an HOA, and shall be located outside of the clear vision triangle.

2. Building identification signs identifying the name of the owner or occupant of the building, provided:

a. One sign shall be permitted and shall not exceed one square foot in area;

b. Such signs shall be attached to the building; and

c. Such signs shall not be illuminated.

3. Multi-family residential development identification signs, provided:

a. One sign shall be permitted and may be wall or ground mounted;

b. Such signs shall not exceed twenty (20) square feet in area;

c. If ground mounted, the sign shall be set back at least ten feet (10') from the right of way line or property line; and

d. Such signs shall not exceed eight feet (8') in height.

4. Directional signs, provided:

a. A multi-family residential development shall be permitted one directional sign per each public road/street frontage;

b. Such signs shall be illuminated by indirect or diffused lighting;

c. Such signs shall not exceed three (3) square feet in area; and

d. Such signs shall be wall mounted, or if ground mounted, shall be set back at least five feet (5') from the right of way line or property line.

B. Public or Quasi-Public Signs: Public or quasi-public signs, provided:

1. One sign, not exceeding twenty-five (25) square feet in area and seven feet (7') in height, shall be permitted;

2. Such signs may be indirectly or interiorly illuminated; and

3. Such signs may also have one reader board, provided that such reader board shall be attached to the principal sign and shall not exceed fifteen (15) square feet in area.

C. Commercial, Professional Office and Industrial Signs:

1. Temporary signs, provided:

- a. One sign, not exceeding forty (40) square feet and seven feet (7') in height, and small balloons, not exceeding twelve inches (12") in diameter, shall be permitted;
- b. Such signs must be securely installed or displayed and shall be constructed or designed in a manner which shall not cause the sign to be confused or interfere with a traffic sign or other traffic control device;
- c. Such signs may be ground mounted or building mounted, and if building mounted, the signage shall not extend above the peak, or highest point of the roof;
- d. Where a single building or complex of buildings contains two (2) or more principal uses with their own separate exterior customer entrances, each principal use located therein shall be permitted temporary signage as set forth above; and
- e. Each principal use shall be allowed up to four (4) temporary sign permits per calendar year, and each permit is granted for one 7-day period.

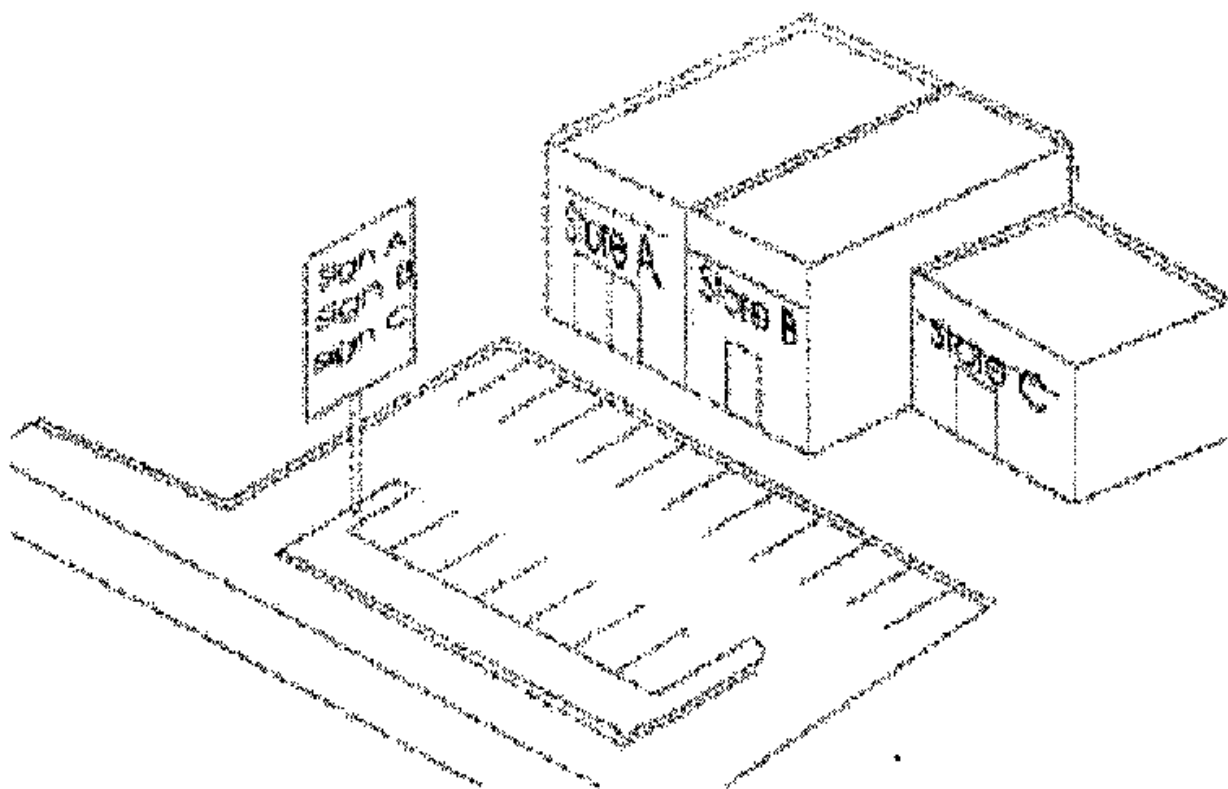
2. Permanent signs, provided:

a. Maximum Number of Permanent Signs:

- (1) Individual Principal Use: An individual principal use located on an individual lot shall be allowed a maximum total of four (4) signs, unless otherwise allowed in this chapter.
- (2) Multi-Tenant and Multiuse Buildings: Multi-tenant and multiuse building with two (2) or more principal uses without their own separate exterior building entrances and exits and sharing a common hallway.
 - (A) The building shall be allowed a maximum total of four (4) permanent signs, unless otherwise allowed in this chapter.
- (3) Multi-Tenant and Multiuse Buildings and Developments: Multi-tenant and multiuse buildings and developments where a single building or complex of buildings contains two (2) or more individual principal uses with their own separate exterior building entrances and exits.
 - (A) Building Signs: Unless otherwise allowed in this chapter, the number and size of permanent building signs for each principal use located within the development shall be based on the portion of the building elevation occupied by the use.
 - (B) Freestanding Signs: The number and size of freestanding signs for a multi-tenant and multiuse building and development shall be based on the total building size and public street frontage of the entire development. Individual buildings and uses within the development shall not be permitted individual freestanding signs.

ILLUSTRATION 8-8A-11(a)

MULTIUSE BUILDING SIGN TYPES



b. Permanent Sign Types:

(1) Freestanding Signs:

(A) Developments consisting of less than five thousand (5,000) square feet gross floor space:

(i) Maximum Number of Freestanding Signs: One freestanding sign.

(ii) Maximum Sign Area and Height:

(a) For freestanding signs with a maximum height of seven feet (7'), the maximum sign area shall not exceed fifty (50) square feet.

(b) For freestanding signs with a maximum height of twenty feet (20'), the maximum sign area shall not exceed thirty (30) square feet.

(c) When a freestanding sign is located more than sixty-five feet (65') from the driving lane of a public road/street with forty-five (45) mile per hour (mph) or greater speed limit, the maximum sign area shall not exceed seventy (70) square feet, and the maximum sign height shall not exceed ten feet (10').

(iii) Minimum Setbacks: The minimum setback for freestanding signs shall be ten feet (10') from rear and side property lines and off of the right of way of any public road/street, unless otherwise stated in this chapter.

(B) Developments with gross floor space more than five thousand (5,000) square feet:

(i) Maximum Number of Freestanding Signs: Two (2) freestanding signs.

(ii) Maximum Sign Area And Height:

(a) For freestanding signs with a maximum height of seven feet (7'), the maximum sign area shall not exceed fifty (50) square feet.

(b) For freestanding signs with a maximum height of twenty feet (20'), the maximum sign area shall not exceed thirty (30) square feet.

(c) When a freestanding sign is located more than sixty-five feet (65') from the driving lane of a public road/street with forty-five (45) mile per hour (mph) or greater speed limit, the maximum sign area shall not exceed seventy (70) square feet, and the maximum sign height shall not exceed ten feet (10').

(iii) Minimum Setbacks: The minimum setback for freestanding signs shall be ten feet (10') from rear and side property lines and off of the right of way of any public road/street, unless otherwise stated in this chapter.

(iv) Minimum Sign Separation: The minimum separation between two (2) freestanding signs on a lot or tract shall be one hundred fifty feet (150').

(2) Building Signs:

(A) Maximum Number of Signs:

(i) Individual Principal Use: Each individual principal use located on an individual lot is allowed maximum four (4) building signs, unless otherwise allowed herein.

(ii) Multi-Tenant And Multiuse Building: Multi-tenant and multiuse building with two (2) or more principal uses without their own separate exterior building entrances and exits and sharing a common hallway: The building shall be permitted three (3) building signs, and the sign sizes shall be based on the size of elevation as set herein, unless otherwise allowed.

(iii) Buildings Containing Two Or More Principal Uses: Multi-tenant and multiuse buildings and where a single building or complex of buildings contains two (2) or more individual principal uses with their own separate exterior building entrances and exits: Unless otherwise allowed in this chapter, the number and size of building signs for each individual principal use located within the development shall be based on the portion of the building elevation occupied by the individual principal use, as set forth below, as though they were individual and independent buildings.

(B) Total Allowable Building Sign Area Per Elevation:

- (i) If the principal use has no freestanding signs, then the total allowable sign area for building signs shall be as follows:
 - (a) If the business has a total of three (3) building mounted signs, each sign may be up to seven percent (7%) of the elevation;
 - (b) If the business has a total of two (2) building mounted signs, up to nine percent (9%) of the elevation; or
 - (c) If the business has one building mounted sign, the sign may be up to eleven percent (11%) of the elevation.
- (ii) If the principal use has one freestanding sign, the total allowable sign area for building signs shall be as follows:
 - (a) If the principal use has a total of three (3) building signs, each sign may be up to five percent (5%) of the building elevation or thirty (30) square feet, whichever is larger;
 - (b) If the principal use has a total of two (2) building signs, each sign may be up to seven percent (7%) of the elevation; or
 - (c) If the business has only one building sign, each sign may be up to nine percent (9%) of the elevation.
- (iii) If the principal use has two (2) freestanding signs, then the total allowable building sign area is:
 - (a) If the principal use has a total of two (2) building signs, each sign may be up to seven percent (7%) of the elevation; or
 - (b) If the business has only one building sign, each sign may be up to nine percent (9%).

(C) Building Mounted Signs: Building mounted signs shall not extend above the peak, or highest point of the roof.

(D) Projecting Signs:

- (i) A projecting sign shall be a substitute for, or in lieu of, one permanent sign for the principal use;
- (ii) The sign shall have nine feet (9') of clearance above sidewalk;
- (iii) The sign shall not project more than ten feet (10') from building nor be any closer than eighteen inches (18") from curb or driving lane;
- (iv) The sign shall not extend above the peak of the roof; and
- (v) A two (2) or more story building shall not have projecting signs.

(3) Off Premises Signs: Off premises (off-site) signs are prohibited in all zones and may only be allowed as part of an overall sign program for properties that are part of a contiguous development or subdivision and as approved by the administrator, provided:

- (A) The permitted off-premise sign shall not exceed the size, height, and setbacks requirement of the freestanding sign of the lot on which it is located;
- (B) The off-premise sign may not be located within fifty feet (50') of any other freestanding sign;
- (C) Written evidence of property owner consent must be submitted with the permit application;
- (D) Off-premise "Welcome to Star" signs are exempt from this prohibition.

(4) Visual Elements:

ILLUSTRATION 8-8A-11(b)
VISUAL ELEMENT



- (A) One permanent and ground mounted visual element per individual principal use shall be permitted as a substitute for, or in lieu of, one permanent sign allowed for the use;
- (B) The maximum size of the visual element shall be computed by means of the smallest cube that will encompass the extreme limits of the visual element and with maximum cube dimensions of six feet (6') in height, four feet (4') in depth, and four (4) in width;
- (C) Parts of the visual element may not extend more than twenty percent (20%) beyond the limits of the allowable area set forth in subsection C2b(4)(B) of this section;
- (D) Visual elements shall have no parts that move or give the appearance of movement and shall have no apparent motion caused by, but not limited to, the illusion of moving objects, moving patterns or boards of lights, expanding, contracting, or rotating shapes, scrolling, or running messages or other similar animation effects;
- (E) Visual elements must be securely installed or displayed and shall be constructed or designed in a manner which shall cause the sign to be confused or interfere with a traffic sign or other traffic control device; and
- (F) Commercial messages, logos, or symbols shall be limited to two (2) sides of the visual elements and shall not exceed ten (10) square feet.

(5) Landmark Signs:

- (A) Such signs shall be exempt from size, height, and setback regulations, but shall comply with all other regulations set forth in this chapter, and
- (B) Such signs shall not encroach into a public right of way, unless otherwise allowed by an approved entrance permit by the appropriate governing authority.

(6) Accessory Building Signs:

- (A) One building sign on an accessory building shall be permitted in addition to the building signs allowed for the individual principal use;
- (B) The maximum sign area shall not exceed one square foot per linear foot of the building length of and on the elevation on which the sign is located and facing the public street or private accessway if the lot has no public street frontage; and
- (C) Additional accessory building signs may be allowed but shall be in lieu of, the permitted building signs for the individual principal use and shall comply with the maximum number and size of building signs allowed for the individual principal use.

(7) Freestanding Canopy Signs:

- (A) One sign on each canopy elevation (fascia) shall be permitted;
- (B) Such signs shall not exceed eight (8) square feet; and

(C) Such signs shall be permitted in addition to the building signs allowed for the individual principal use.

(8) LI Signs: Light industrial commercial park (LI) identification signs, provided:

(A) One sign per public street entrance shall be permitted;

(B) Such signs shall not exceed forty (40) square feet in area;

(C) A listing of individual businesses and industries shall be allowed as part of the identification sign; and

(D) Written evidence of property owner consent must be submitted with the permit application.

D. Murals: The following conditions shall be met for an allowed mural:

1. Remain unaltered for a minimum of two (2) years and be maintained thereafter to its original quality.

2. Shall not exceed height and width of structure.

3. Shall not extend more than six inches (6") from the building facade.

4. Shall not include electrical moving components.

5. Murals are not permitted in residential districts or on residential buildings.

6. Murals and public art installation must comply with city light standards.

7. Digitally printed image murals are allowed for restoration purposes only.

8. Fees for all murals shall be set by resolution.

9. Mural must be of a nature relevant to Star.

10. All murals must be approved by council at a normally scheduled council meeting (no public hearing is required).

8-8A-12: PERMIT PROCESS AND PROCEDURES:

A. Permit Required: Except as otherwise provided in this chapter, it shall be unlawful for any person to erect, construct, install, mount, place, apply, paint, attach, affix, expand, enlarge, move, modify, or replace any sign or cause the same to be done, without first obtaining a sign permit.

B. Application and Permit Issuance:

1. If a sign requiring a permit under the provision of this chapter is to be erected, constructed, installed, mounted, placed, applied, painted, attached, affixed, expanded, enlarged, moved, modified, or replaced on a property, the property owner shall secure a sign permit prior to the construction, placement, erection, or modification of the sign.
2. No sign permit of any kind shall be issued for an existing or proposed sign unless the sign is consistent with the requirements of this chapter (including those protecting existing signs) in every respect and with the sign plan in effect for that property.
3. The following procedures shall govern the application for, and issuance of all sign permits under this chapter and the submission and review of sign plans:
 - a. Sign Plan Required: No permit shall be issued for an individual sign requiring a permit until a sign plan for the property on which the sign will be installed has been submitted to and approved by the administrator as conforming with this section.
 - b. Sign Plan Contents: For any property on which the owner proposes to erect one or more signs requiring a permit, the owner shall submit to the administrator a sign plan containing the following:
 - (1) An accurate plot plan of the property, at such a scale as the administrator may reasonably require with a current legal description in metes and bounds;
 - (2) Location of existing and proposed buildings, structures, parking lots, driveways, and landscaped areas of the property;
 - (3) Computations of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of building and freestanding signs allowed on the property included in the plan under this chapter;
 - (4) An accurate indication on the plot plan of the proposed location of each present and future sign of any type whether requiring a permit or not.

C. Fees:

1. Permit Fees: No sign permit shall be issued until all applicable fees have been paid. The fees for sign permits, as adoption by resolution of the city council, may be adjusted by the city as necessary, periodically.
2. Late Fees: In addition to the sign permit fees, the administrator shall also assess a late fee, as adopted by resolution, to any applicant who erects, places, establishes, paints, installs, creates, or in any other way initiates a sign prior to receiving the property permit or approval from the administrator. This fee is in addition to, and not in lieu of, any penalties for violations of the regulations. Payment of this late fee will in no way exonerate or excuse the applicant from applying in an appropriate manner and complying with the normal requirements and standard permit fees for the permission or applicable permit which is needed.

D. Review: The administrator shall review the application for completeness. If the application is complete, the administrator shall process the application. If the application is incomplete, the administrator shall notify the applicant of the deficiencies and reference the appropriate sections of this chapter. Upon correcting the deficiencies, the administrator will process the application.

E. Issuance Of Permits: All sign permit applications shall be reviewed by the administrator or designee allowing submission and/or official acceptance of a complete application, for compliance with these regulations. Once a determination regarding the sign permit application has been made the administrator will:

1. Issue a letter of compliance to the applicant, with conditions if any, if the sign that is the subject of the application conforms in every respect with the requirements of this chapter and the applicable sign plan; or
2. Deny the sign permit and issue a written statement to the applicant, if the sign that is the subject of the application fails in any way to conform with the requirements of this chapter and of the applicable sign plan. In case of a rejection, the administrator shall specify in the rejection the section or sections of this chapter or applicable plan with which the sign is inconsistent.

F. Appeals: All appeals and variances from the requirements of these regulations shall be scheduled for public hearing.

8-8A-13: NONCONFORMING SIGNS:

A. For the purpose of this section, a "nonconforming sign" shall be defined as a sign existing at the effective date hereof which could not be built under the terms of this chapter or under the terms of other applicable local ordinances. The following requirements apply to the continued use of and/or replacement of nonconforming signs:

1. Continued Use: A nonconforming sign may continue to be used by the establishment occupying the structure on the site for which the sign was originally erected, as long as no major structural support element (frame, pole, bracing, etc.) is replaced. If a major structural support element is to be replaced, due to voluntary action by the owner, or due to an act of God or unforeseen circumstance, then the new sign to be erected must be in compliance with this chapter.
2. Replacement: The sign face of a nonconforming sign may be replaced as long as no major structural element of the sign is replaced. As stated above, if a major structural element is to be replaced, then the new sign to be erected must be in compliance with this chapter.
3. Change in Use: Where a change in land use, occupancy, or ownership occurs which necessitates the altering of a sign in any manner, then the altered or changed sign shall be brought into conformance with the requirements of this chapter.

4. Existence of Nonconforming Building Sign: Existence of a nonconforming building sign on the premises will prohibit issuance of further building sign permits while the nonconforming sign exists.
5. Existence of Nonconforming Freestanding Sign: Existence of a nonconforming freestanding sign on the premises will prohibit the issuance of further freestanding sign permits while the nonconforming sign exists.
6. Limitations And Removal Of Nonconforming Signs: In the event a use or establishment ceases operation for a period of thirty (30) days, the sign owner, lessee, or property owner shall immediately remove any nonconforming signs identifying or advertising the business or any product. This requirement shall not apply where, under the provisions of this chapter, an existing, conforming sign may be altered to advertise a new principal use, business, establishment, or product, and there is evidence that a new establishment will be in operation on the premises within thirty (30) days. Where no such evidence exists, the sign face shall be removed, or the message shall be painted over in such a manner as to completely cover up or hide from sight the message. Upon failure of the sign owner, lessee, or property owner to comply with this section, the administrator shall issue a written notice to the owner. The notice shall state that the sign shall be removed within fifteen (15) days. If the owner fails to comply with the written notice to remove the sign, the administrator is hereby authorized to cause removal of the sign. Any expense incidental to the removal of the sign shall be charged to the owner and shall constitute a lien upon the property. For the purpose of dealing with nonconforming signs in this section, the word "remove" shall mean:
 - a. The sign face, along with posts, columns, or supports of freestanding signs, shall be taken down and removed from the property;
 - b. The sign face and supporting structures of projection, roof or wall signs shall be taken down and removed from the property;
 - c. The sign face of painted wall signs shall be removed by painting over the wall sign in such a manner as to completely cover up and hide from sight the sign in question.
7. Nonconforming animated signs - The property owner of a nonconforming animated sign shall continue to abide by the original standards for approval of the sign including the following:
 1. Such sign shall not flash, scroll, chase, rotate, blink or pulsate or have any similar effects of movement;
 2. Such sign shall not include any animated images and images which move or give the appearance of movement and shall not have visual messages with apparent motion caused by, but not limited to, the illusion of moving objects, moving patterns or boards of lights, expanding, contracting, or rotating shapes, scrolling or running messages, or other similar animation effects;
 3. Such sign shall be programmed so that the text changes no more than every minute, and such changes of text shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change;
 4. Such signs shall use automated light sensing devices to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
 - a. Such electronic signs shall have installed automated light sensing devices (e.g., photocell

technology) and shall, at all times, allow such monitors to automatically adjust the brightness level based on ambient light conditions; and

b. Maximum brightness levels for such electronic signs shall not exceed five hundred (500) nits, when measured from the sign face at its maximum brightness, during night and under cloudy or other darkened conditions;

5. The maximum resolution of such signs shall be forty-six-millimeter (46 mm) (1.8 inch) pixel pitch.

6. Any electronic sign which malfunctions, fails, or ceases to operate in its usual or normal programmed manner causing therein motion, movement, flashing, or any other similar effects, shall be repaired or disconnected within forty-eight (48) hours by the owner or operator of such sign.

8-8A-14: VIOLATIONS, ENFORCEMENT, PENALTIES:

A. Signs Forfeited: Any sign installed or placed on or over public property or right of way after adoption of this chapter, except in conformance with these requirements, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign the full cost of removal and disposal of the sign.

B. Violations:

1. Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter and by Idaho state code:

a. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot on which the sign is located.

b. To install, create, erect or maintain any sign requiring a permit without such a permit.

c. To fail to remove any sign that is installed, created, erected, or maintained in violation of this chapter, or for which the sign permit has lapsed.

2. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this chapter.

C. Enforcement:

1. The city shall have the authority to issue citations for violations of this chapter but shall not have powers of peace officers to make arrests or carry deadly weapons. A person receiving a citation shall appear within a designated time pursuant to the citation.

2. Any violation or attempted violation of this chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. The remedies of the city shall include, but are not limited to, the following:

- a. Issuing a stop work order for any and all work on any signs on the same lot;
- b. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity; and
- c. In the case of a sign that poses an immediate danger to the public health or safety; take such measures as are available to the city under the applicable building codes or other ordinances.
- d. All the remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part hereof, the remedy shall remain available for other violations or other parts of the same violation.

ARTICLE B. DESIGN REVIEW AND DEVELOPMENT STANDARDS

THIS SECTION RESERVED FOR FUTURE REVIEW AND ADOPTION

**ARTICLE C. BICYCLE PARKING REQUIREMENTS FOR NEW DEVELOPMENTS
AND MAJOR RENOVATIONS**

THIS SECTION RESERVED FOR FUTURE REVIEW AND ADOPTION

ARTICLE D. LANDSCAPE AND BUFFER AREA STANDARDS

8-8D-1: PURPOSE:

8-8D-2: APPLICABILITY:

8-8C-1: PURPOSE:

- A. The regulations of this article are intended to promote landscaping in the city of Star that will improve the community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental health of the city.
- B. The city of Star recognizes that landscaping can be a significant expense to business people and residents. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and can reduce air and noise pollution.
- C. The intent of these regulations is to achieve a balance between the right of individuals to develop and maintain their property in a manner they prefer and the rights of residents to live, work, shop, and recreate in pleasant, healthy, and attractive surroundings.
- D. These regulations are intended to promote the use of native and other low water use plant materials and to discourage landscaping that requires high water use for maintenance, such as large expanses of lawn.

8-8C-2: APPLICABILITY:

- A. A landscape plan shall be required for all development applications requiring an architectural review, including, but not limited to, new residential subdivisions, all non-residential development, redevelopment, additions, and/or site modifications as required by the administrator.

The landscape plan shall be drawn to scale (no smaller than 1-inch equals 30 feet) and shall indicate the following:

1. Boundaries, property lines, and dimensions.
2. Existing trees identified by species and size.
3. The location and design of areas to be landscaped.
4. The location and labels for all proposed plants.
5. Plant lists or schedules with the botanical and common name, quantity, and spacing and size of all proposed landscape material at the time of planting.
6. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas.
7. Planting and installation details as necessary to ensure conformance with all required standards.

- B. Plan Preparation: Preparing a landscape plan requires special skills. Landscaping involves more than a simple arrangement of plants with irrigation; plants are not haphazardly placed in a

way that fills up leftover space. Landscape plans should reflect a theme so that site elements are artfully and technically organized in a way that conveys meaning, coherence, and spatial organization. Landscaping should enhance the physical environment as well as the project's aesthetic character. Therefore, landscape plans to be submitted for approval shall be prepared by or under the responsible control of a licensed landscape architect with said plans to be duly stamped to clearly identify the preparer.

C. Landscape As Percent Of Site:

1. Open space shall be designated as a total of 15% of the total gross acreage of the development for residential developments in all zones with densities greater than R-1. A minimum of 10% of the ~~15%~~ the total gross acreage of the development shall be for useable open space. Planter strips on internal streets where detached sidewalks are provided may be counted towards the total open space. Planter strips must meet all requirements of the City and ACHD/CHD4. Uniquely designed subdivision entrances may be considered as a required open space amenity.
2. Hardscape areas, such as plazas, decorative concrete/paver patios that are integrated into the design of the useable landscaped area, may be included in the landscape coverage requirement.
3. All landscape improvements required in this section shall count toward fulfillment of the above minimum percentages.

D. Prohibited Materials And Landscaping:

1. No required landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute, unless otherwise approved by the Administrator and Council.
2. Clear vision triangle shall be complied with in regard to all vegetation.
3. When the city determines that a sight obstruction exists, it shall notify the owner of the property upon which the obstruction is located and order that the obstruction be removed within fifteen (15) days. The failure of the owner to remove the obstruction shall be punishable as provided for in this title.

E. Installation And Minimum Standards:

1. Applicants are required to use the Treasure Valley Tree Selection Guide (most recent version);
2. sidewalks along arterial roadways shall be detached and be at least 60 inches in width, unless otherwise approved by council.
3. Accepted nursery standards (American Standard for Nursery Stock – ASNS) and practices shall be followed in the planting and maintenance of landscaped areas.
- 4 Soil and slope stabilization must result after landscape installation. Any disturbed areas within project must have landscaping.
5. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving (under 8 feet in width for parkways, or as determined by the Transportation Authority).
6. The minimum acceptable size for deciduous trees shall be two-inch (2") caliper, balled and bur lapped, per ASNS standard detail.
7. The minimum acceptable size for evergreen trees shall be six feet (6'), balled and bur lapped, per ASNS standard detail.
8. Planting selection shall adhere to USDA and/or climate zone requirements.
9. It is the responsibility of the developer to insure proper installation of all trees, including the

removal of twine and wire, and the rollback of bur lap, prior to Certificate of Completion.

10. a. **Certification Of Completion:** Upon the completion of the landscape installation, or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed landscape architect responsible for the landscape plan. The certification of completion shall state that the installation of all landscape improvements, and site amenities, if applicable, is in substantial compliance with the city approved landscape plan. 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.

b. **Report Of Deficiencies:** In the event that deficiencies are present after the landscape installation, or other improvements subject to design review approval, the licensed landscape architect shall prepare and file with the city a report noting the deficiencies in the improvements. The city will not accept a certification of completion, or issue a certificate of occupancy, until the licensed landscape architect has verified that the deficiencies have been corrected.

c. **Landscape Architect Designee:** The licensed landscape architect may, at his or her discretion, appoint an authorized designee to certify the project provided that the designee is a licensed landscape architect.

F. **Tree Species Mix:**

1. When more than ten (10) trees are to be planted to meet the requirements of these guidelines, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. Species shall be planted in proportion to the required mix. See the table below:

<u>Required Number Of Trees</u>	<u>Minimum Number Of Species</u>
11 - 20	2
21 - 30	3
31 - 40	4
41 plus	5

G. **Maintenance:**

1. All required landscaping shall be permanently maintained in a healthy growing condition by the property owner or the property owner's representative. This includes the maintenance of street trees and/or other landscape materials within or abutting the public right of way adjacent to the subject property. The property owner shall remove, and if required to meet the standards of these requirements, shall replace any unhealthy or dead plant material immediately or as the planting season permits. In all cases, maintenance and planting within public rights of way shall be with approval from the public and/or private entities owning the property. At no time shall required landscaping be removed from an approved development and not replaced with a similar plant type.

H. **Completion Time:**

1. The administrator may authorize a delay in the completion of planting due to inclement weather conditions or other extenuating circumstances, if a surety for one hundred fifty percent (150%) of the cost of incomplete improvements is provided to the city.

I. Irrigation Required: An underground automatic irrigation system is required for all development requiring landscaping.

1. All required landscaped areas must be provided with an automatic underground irrigation system.
2. The system shall be equipped with a reduced pressure backflow prevention device.
3. The system shall be designed and constructed to provide one hundred percent (100%) spray coverage.
4. Wherever feasible, sprinkler heads irrigating lawn or other high-water demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery or other reduced water demand areas.
5. Sprinkler heads shall be placed as required to reduce direct overthrow onto non-pervious areas (walks, drives, etc.). Drip irrigation is recommended for shrubs and trees.
6. The use of low trajectory spray nozzles is encouraged in order to reduce the effect of wind velocity on the spray system.
7. Use of non-potable water for use in the irrigation of lawn and plant material is required when determined to be available.
8. All non-potable water access points shall be clearly and permanently labeled with markers indicating that the water is not safe for human consumption.
9. Maintain all irrigation systems to ensure proper operation and water conservation.
10. Irrigation drainage run-off from one lot or property shall not encroach onto another lot.

J. Buffer Areas/Common Lots:

1. Definition: Development or buffer area consists of horizontal space (land) and vertical elements (plants, berms, fences, or walls). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use, such as townhouses and a convenience store, or a high-volume roadway and residential dwellings.
2. Minimum Requirements:
 - a. When a commercial or industrial use abuts a residential use, a ten foot (10') wide by six foot (6') high landscaped buffer is required except in the CBD.
 - b. When a parking lot abuts a residential activity, a five foot (5') wide by six foot (6') high landscaped buffer is required except in the CBD.
 - c. To conceal outdoor storage areas, trash receptacles, exposed equipment associated with any commercial or industrial activity, and off-street loading when adjacent to or in view from a residential activity or public street right of way, a three foot (3') wide by six foot (6') high landscaped buffer is required.
3. Materials:
 - a. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover.
 - b. Height requirements shall be accomplished with plant material, with a fence or decorative wall, or a combination thereof.
 - c. The required buffer area shall result in an effective barrier within three (3) years and be

maintained such that sixty percent (60%) or more of the vertical surface is closed and prevents the passage of vision through it.

4. Major Roadways: New residential developments, including, but not limited to, subdivisions and multi-family developments, shall be buffered from streets classified as collectors, arterials, freeways, or expressways, to protect residential communities from noisy, potentially dangerous, high speed roads. The "buffer area" shall be defined as a common lot located between the residential lots within the subdivision and the right of way line of the adjacent roadway. This buffer is required as part of the common area open space owned and maintained by a homeowners' association. All developments are encouraged to work with the appropriate transportation agency to landscape unused right of way. Any landscaping proposed to be within the public right of way shall not be calculated in the overall open space requirements and shall not be included as a part of the buffer area required below. The height for berming/fencing, as noted below, shall be measured from the elevation of the final grade of the adjacent roadway (measured at the centerline) to the top of the proposed berming/fencing. The required buffer area width, plantings, and fencing are as follows:

a. Any road designated as a collector on the applicable highway district function class map:

A minimum of twenty feet (20') wide buffer area (not including right of way) shall be provided with the following plants per one hundred (100) linear feet of right of way: two (2) shade trees, two (2) evergreen trees. Each required shade tree may be substituted with two (2) flowering/ornamental trees, provided that not more than fifty percent (50%) of the shade trees are substituted.

A minimum five foot (5') high buffer consisting of a berm, wall, fence, or combination thereof shall be provided within the buffer area. The maximum slope for any berm shall be three feet (3') horizontal distance to one foot (1') vertical distance. Unsightly fencing shall not be permitted.

b. Any road designated as a minor arterial on the applicable highway district function class map:

A minimum of thirty (30') wide buffer area (not including right of way) shall be provided with the following plants per one hundred (100) linear feet of right of way: three (3) shade trees, three (3) evergreen trees, eight (8) shrubs. Each required shade tree may be substituted with two (2) flowering/ornamental trees, provided that not more than fifty percent (50%) of the shade trees are substituted.

A minimum five foot (5') high buffer consisting of a berm, wall, fence, or combination thereof shall be provided within the buffer area. The maximum slope for any berm shall be three feet (3') horizontal distance to one foot (1') vertical distance. Unsightly fencing shall not be permitted.

c. Any road designated as a principal arterial on the applicable highway district function class map:

A minimum of forty feet (40') wide buffer area (not including right of way) shall be provided with the following plants per one hundred (100) linear feet of right of way: four

(4) shade trees, three (3) evergreen trees, two (2) flowering/ornamental trees, and twelve (12) shrubs. Each required shade tree may be substituted with two (2) flowering/ornamental trees, provided that not more than fifty percent (50%) of the shade trees are substituted.

A minimum seven foot (7') high buffer consisting of a berm, wall, fence, or combination thereof shall be provided within the buffer area. The maximum slope for any berm shall be three feet (3') horizontal distance to one foot (1') vertical distance. Unsightly fencing shall not be permitted.

5. Common Area Landscapes: New residential subdivision common area landscapes shall be comprised of the following:

a. Lawn, either seed or sod.

b. A minimum of one deciduous shade tree per four thousand (4,000) square feet.

6. Design Considerations For Residential Developments:

a. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.

b. Buffer areas should include a variety of species, arranged to create varied and attractive views. Open fences, decorative walls, and berms may be used. Height changes, offset angles, different materials, and other design techniques are required so as to create variety.

K. Parking Lot Landscaping:

1. Visual Impact: Landscaping shall be provided to minimize the visual impact of off-street parking:

Parking should be located to the side and rear of buildings, when possible, and shall be enhanced with landscaping so that it does not dominate the streetscape. Fences, hedges, berms, and landscaping may be used to limit view of parking areas (chain link fencing shall not be permitted). In the design of large parking areas, arrange bays of parking spaces to be separated by landscaping. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade.

2. Parking Lot Landscape Strip: A landscape strip shall be provided when a parking lot is located adjacent to a public right of way. The landscaped strip shall serve to limit views of parked cars to passing motorists and pedestrians, and to establish coordination among architecturally diverse buildings, which creates a pleasing, harmonious appearance along the roadway.

Three (3) options are provided for fulfilling this requirement:

a. Provide an eight-foot (8') wide landscaped strip between the right of way and the parking lot, and plant with a minimum of one shade tree and eight (8) shrubs per thirty-five (35) linear feet of frontage, excluding driveway openings.

b. Provide an earth berm of thirty inches (30") minimum height (do not exceed 3:1 slope) within a fifteen foot (15') wide landscaped strip between the right of way and the parking lot, and plant with a minimum of one shade tree per thirty-five (35) linear feet of frontage, excluding driveway openings.

c. Provide a three foot (3') high fence of wood, brick, stone, or decorative block or concrete along with a four foot (4') wide landscaped strip between the right of way and the parking lot,

and plant a minimum of one shade tree and three (3) shrubs per thirty five (35) linear feet of frontage, excluding driveway openings.

(1) The administrator may waive the requirement for a wood, brick, stone, decorative block or concrete fence if the board finds the following:

(A) The property is within the CBD; or

(B) Any such proposed design alternative is compatible with the overall site design of the entire project and is compatible with the surrounding area.

3. Parking Lot Perimeter Landscaping: Perimeter landscaping requirements define parking areas and prevent two (2) adjacent lots from becoming one large expanse of paving. This requirement does not hinder the ability to provide vehicular access between lots.

a. Provide a minimum five foot (5') wide perimeter landscaped strip between the property lines and the parking lot, and plant with a minimum of one shade tree per thirty-five (35) linear feet of perimeter, unless the adjacent project has required trees planted, as determined by the administrator.

4. Parking Lot Interior Landscaping:

a. Calculated Amount: Interior parking lot landscaping shall be required on any parking lot with ten (10) spaces and above. The required amount of landscaping is based on a sliding scale, as follows:

<u>Total Number Of Spaces</u>	<u>Percent Of Total Area Of A Lot That Must Be An Interior Landscaped Area</u>
10 - 20	3 percent
21 - 50	5 percent
51+	8 percent

b. Additional Requirements:

(1) No interior planter shall be less than five feet (5') average dimension.

(2) There shall be a landscaped parking island every ten (10) spaces.

(3) Parking islands are to be as evenly spaced as feasible throughout the lot to consistently reduce the visual impact of long rows of parked cars.

(4) Deciduous shade trees and ground covers or low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous shade trees are to be clear branched to a height of six feet (6').

(5) A terminal island for a single row of parking spaces shall be landscaped with at least one tree and shrubs, ground cover, or grass. A terminal island for a double row of parking spaces shall contain not less than two (2) trees and shrubs, ground cover, or grass.

L. Landscaped Commercial Strips:

1. Except in the CBD, landscaped strips shall be provided between all building development and public rights of way to lend continuity among different architectural styles, screen unsightly views, establish a pleasing view for motorists, and create a safe and pleasant corridor for pedestrians.

a. The landscaped strip shall be five feet (5') wide minimum and planted with one shade tree and five (5) shrubs for every thirty-five feet (35') of street frontage. Two (2) ornamental or two (2) evergreen trees may be substituted for one shade tree.

M. Parkway Strips, Separated Sidewalks, And Street Trees:

1. Along arterials and collectors designated on the highway district functional class map and for subdivision entry roads for the first 180 feet, sidewalks shall be separated from the curb. An eight-foot (8') wide minimum parkway planter strip planted with shade class (class II) trees shall be required between the sidewalk and curb.

2. A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage.

3. In all cases, any planting within public rights of way shall be with approval from the public and/or private entities owning the property.

4. Local streets are encouraged to have detached sidewalks.

N. Alternative Methods Of Compliance:

1. Project Conditions: It is not the intent of these landscape requirements to inhibit creative solutions to land use problems. Under certain site conditions, a strict interpretation of requirements may be either physically impossible or impractical. Alternative compliance is a procedure that allows certain modifications to existing regulations within this section. Requests for use of alternative landscaping schemes are justified only when one or more of the following conditions apply:

a. The sites involve space limitations or unusually shaped parcels;

b. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;

c. Due to a change of use of an existing site, the required buffer yard is larger than can be provided; and

d. Safety considerations are involved.

e. Requirements from outside agencies or jurisdictions (i.e. Transportation Authority, Irrigation/Drainage Districts, Fire Districts and Utility Companies).

2. Request For Alternative Method Of Compliance: The applicant must provide the city with a written request if an alternative method of compliance is proposed. The request shall state which requirement as set forth within this section is to be modified, what project conditions of this section justify using the proposed alternative, and how the proposed alternative equals or exceeds said requirement.

O. Approved Tree List: Applicants are required to use the Treasure Valley Tree Selection Guide.

**ARTICLE E. LIGHTING AND STREETLIGHT STANDARDS/ DARK SKY
ORDINANCE**

THIS SECTION RESERVED FOR FUTURE REVIEW AND ADOPTION

ORDINANCE NO. 370-2022

(REPEALING AND ADOPTING THE UNIFIED DEVELOPMENT CODE AS AMENDED)

AN ORDINANCE OF THE CITY OF STAR, IDAHO REPEALING THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 310; AND ADOPTING THE UNIFIED DEVELOPEMENT CODE FOR THE CITY OF STAR, IDAHO; PROVIDING FOR ADMINISTRATION, NONCONFORMING PROPERTY, USE OR STRUCTURE, ZONING DISTRICT STANDARDS, ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS AND DESIGN AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Star, Idaho, following notice and hearing as provided by law, duly adopted the Unified Development Code Ordinance No. 310 on May 19, 2020, shall hereby be repealed and that the attached Unified Development Code for the City of Star be adopted; and

WHEREAS, the Mayor and Council held a duly noticed public hearing on June 21, 2022, at which the City considered a new Unified Development Code for the City of Star; and

WHEREAS, pursuant to Chapter 65, Title 67, Idaho Code, the City of Star has the authority to adopt, establish and amend the Zoning and Subdivision Ordinances; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, IDAHO as follows:

SECTION 1: Repeals the Unified Development Code, Ordinance 310.

SECTION 2: Enacts the Unified Development Code of the City of Star (attached) which contains eight (8) chapters summarized as follows:

Chapter 1 – Administration, covering Application Processing, Application Criteria, Surety Agreements, Implementation Provisions, and Definitions

Chapter 2 – Nonconforming Property, Use or Structure, covering property that does not fall within the guidelines of the newly adopted Unified Development Code and providing an effective date

Chapter 3 – Zoning District Standards, covering zoning descriptions and permitted uses in specific districts and development standards within districts,

Chapter 4 – Additional Regulations Applicable to all Districts, covering Performance Standards, Off-Street Parking and Loading Requirements, Temporary Use Requirements, Private Street Requirements and Common Open Space and Site Amenity Requirements

Chapter 5 – Specific Use Standards, requiring enhanced requirements for Specific Uses

Chapter 6 – Subdivision Regulations, covering General Provisions, Subdivision Process and Subdivision Design and Improvements

Chapter 7 – Planned Unit Developments, providing opportunities for exemplary site Development

Chapter 8 – Design and Development Standards, covering Sign Standards and General Provisions for all signs in the City of Star

SECTION 3: Designates the Star City land use map on file with the Star City Clerk as the Official Zoning Map of the City of Star.

SECTION 4: This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction the remaining provisions shall continue in full force and effect and shall be rad to carry out the purpose(s) of the ordinance before the declaration of partial invalid.

SECTION 4: 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, may be published.

DATED this _____ day of _____, 2022.

CITY OF STAR, IDAHO
Ada and Canyon Counties

ATTEST:

Trevor Chadwick, Mayor

Jacob M. Qualls, City Clerk