

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
- 3. ROLL CALL
- 4. INFORMATION
  - A. Star Road Information
- **5. CONSENT AGENDA (ACTION ITEM)** \*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.
  - A. Approval of Claims
  - B. Approval of Minutes: June 17, 2025
  - C. Approval of Minutes: June 24, 2025 Budget Workshop
  - D. Star River Crossing Rezone & Development Agreement Findings of Facts/Conclusions of Law
  - E. Jeremy & Sabrina Newberry Annexation & Zoning and Development Agreement Findings of Fact/Conclusions of Law
  - F. Clear Skies Therapy Center Conditional Use Permit Findings of Fact/Conclusions of Law
- 6. PUBLIC HEARINGS with ACTION ITEMS: (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
  - A. Milestone Ranch South Subdivision Annexation & Zoning, Development Agreement and Preliminary Plat (AZ-25-01)(DA-25-03)(PP-25-01) The applicant is requesting approval of an Annexation & Zoning Rezone (R-4-DA), a Development Agreement and a Preliminary Plat for a proposed residential subdivision consisting of 34 residential lots and 3 common lots. The property is located on the northwest corner of W. Broken Arrow Street and N. Milestone Way in Star, Ada County, Idaho, and consists of 10.01 acres with a proposed density of 3.4 dwelling units per acre. (ACTION ITEM)
- 7. ACTION ITEMS: (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
  - A. America 250 Proclamation (ACTION ITEM)
  - B. 2025-2026 Appropriation Publication (ACTION ITEM)
  - C. Executive Session Idaho Code 74-206(c) to acquire an interest in real property not owned by a public agency (ACTION ITEM)
  - D. Actions After Executive Session (ACTION ITEM)
- 8. ADJOURNMENT



Tuesday, July 01, 2025 at 7:00 PM

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

# Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Staff presents the application

Applicant has up to 20 minutes to present their project

Council can ask the applicant questions and staff questions

# Public Testimony (3 minutes per person)

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

# Applicant rebuttal (10 minutes)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation. Mayor Trevor Chadwick

# **City of Star Transportation Information**

# <u>ACHD</u>

# 2025 Construction Projects

Floating Feather Bridge #2028 (East of Munger) - Project is complete, cost \$4,389,000.00

# 2026 Construction Projects

Pollard Lane/Floating Feather Road Pedestrian Facilities – Cost \$ 700,000.00

Star Rd Enhanced Pedestrian Facilities (Hwy 44 to Main St) - Cost \$ 1,957,000.00

#### **2027 Construction Projects**

Munger Road Bridge #1005 and #2001 Bridge Replacements – Cost \$ 3,049,000.00

# Maintenance

Ongoing Chip Sealing for the City of Star area through the summer of 2025

#### **Future**

Design the widening of Star Road from Highway 44 to Highway 20/26 to include bridge replacements. Design starting in fiscal year 2026

# Idaho Transportation Department

# Projects impacting the City of Star

- FY 2025-2026 Highway 44/16 interchange, to begin in August 2025, estimated cost \$79,500,000.00
- FY2027(Moved up from 2029) Highway 44 widening from Star Road to Highway 16, estimated cost \$21,256,000.00
- FY 2027 Highway 16 widening from Highway 44 to Beacon Light Road (Includes the Floating Feather overpass, estimated cost \$56,672,000.00

# Highway District 4 (Canyon County)

No Projects identified by the Highway District.

CITY OF STAR						
For checks paid between: 06/11/25 to <b>Vendor Name</b>	Doc #	Invoice #/Description	Date Warrant	Amount Inv Date H	Period Fund Org	Ac Section 5, Item A.
ADA COUNTY LANDFILL	CL 5255 CL 5284	137087 Landfill Fees 141734 Landfill Fees	06/12/25 24042 06/20/25 24059	15.00 06/03/25 15.00 06/10/25	6/25 10 0 6/25 10 0	
ADA COUNTY LANDFILL ADA COUNTY PROSECUTORS OFFICE	CL 5296	Jun 2025 Prosecutions Contract	06/20/25 -98999	3,541.90 05/23/25	6/25 10 0	41595 831 41300 327
ADOBE	CC 137	CC-137 Adobe Acrobat Pro 6100014923 Caution Sign 6100078296 Prohibited Signage CC-137 Staff Birthdays CC-143 Summer Camp Training CC-147 Staff Birthday Items CC-137 Apple TV and Storage CC-137 Network Cables CC-137 Network Cables CC-137 iPad Case CC-137 Toner Cartridges CC-137 iPhone Case CC-137 Iphone Case CC-137 Toner Cartridges CC-137 Toner Cartridges CC-137 Toner Cartridges CC-137 Tablet Stand CC-137 iPad Case	06/25/25 -98990	214.53 05/22/25	6/25 10 0	42200 372
ADVANCED SIGN LLC	CL 5269	6100014923 Caution Sign	06/13/25 -99012	43.00 06/02/25	6/25 10 0	41580 445
ADVANCED SIGN LLC ALBERTSONS	CL 5295 CC 137	61000/8296 Prohibited Signage CC-137 Staff Birthdays	06/23/25 -98998 06/25/25 -98990	522.50 06/12/25 50.24 05/01/25	6/25 10 566 6/25 10 0	41550 435 41810 611
ALBERTSONS	CC 143	CC-143 Summer Camp Training	06/25/25 -98987	29.61 05/29/25	6/25 10 104	44022 611
ALBERTSONS	CC 147	CC-147 Staff Birthday Items	06/24/25 -98992	36.15 06/13/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137 CC 137	CC-137 Apple TV and Storage	06/25/25 -98990 06/25/25 -98990	154.49 05/28/25 20.98 05/31/25	6/25 10 0 6/25 10 0	42200 371 42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 Network Cables CC-137 iPad Case	06/25/25 -98990	23.79 05/07/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 Apple TV Remote	06/25/25 -98990	24.99 05/27/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 Toner Cartridges	06/25/25 -98990	249.89 05/23/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137 CC 137	CC-137 iPhone Case	06/25/25 -98990 06/25/25 -98990	9.99 06/12/25 12.98 05/02/25	6/25 10 0 6/25 10 0	42200 371 42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 TV Mount	06/25/25 -98990	89.97 04/25/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 Toner Cartridges	06/25/25 -98990	249.89 05/22/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES	CC 137	CC-137 Tablet Stand	06/25/25 -98990	38.99 04/22/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137 CC 137	CC-137 Apple Pencil/Badge Holders CC-137 iPad Case	06/25/25 -98990 06/25/25 -98990	132.98 04/23/25 88.99 04/22/25	6/25 10 0 6/25 10 0	41810 611 42200 371
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137	CC-137 Lock Box	06/25/25 -98990	157.99 04/22/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 Mouse Pad/AC Adapter	06/25/25 -98990	15.80 05/16/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES	CC 137	CC-137 iPhone Chargers	06/25/25 -98990	30.98 05/01/25	6/25 10 0	42200 371
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137 CC 137	CC-137 Toner Cartridges CC-137 Office Supplies	06/25/25 -98990 06/25/25 -98990	441.88 05/23/25 20.99 05/22/25	6/25 10 0 6/25 10 0	41810 611 41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 137	CC-137 Business Prime Membership	06/25/25 -98990	349.00 05/02/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Cosmic Supplies	06/25/25 -98987	56.97 06/06/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	44.39 06/06/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Freedom Park Rentals	06/25/25 -98987 06/25/25 -98987	169.38 06/02/25 47.57 06/01/25	6/25 10 163 6/25 10 0	44022 621 41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Freedom Park Rentals CC-143 Toner Cartridge Rec Dept CC-143 Toner Cartridges CC-143 Baking Camp Supplies	06/25/25 -98987	496.94 06/09/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Baking Camp Supplies	06/25/25 -98987	315.84 05/31/25	6/25 10 102	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Freedom Park Rentals	06/25/25 -98987	49.99 06/02/25	6/25 10 163	44022 621
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Summer Wild Camp Supplies CC-143 Summer Wild Camp Supplies	06/25/25 -98987 06/25/25 -98987	83.42 06/06/25 29.98 06/02/25	6/25 10 104 6/25 10 104	44022 611 44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Wild Camp Supplies	06/25/25 -98987	1,062.67 06/02/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Wild Camp Supplies	06/25/25 -98987	30.98 06/03/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	18.60 06/05/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Freedom Park Rentals CC-143 Summer Cosmic Camp Supplies	06/25/25 -98987 06/25/25 -98987	249.95 06/04/25 170.65 06/09/25	6/25 10 163 6/25 10 104	44022 621 44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Art Supplies	06/25/25 -98987	278.22 06/09/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Wild Camp Supplies	06/25/25 -98987	70.00 06/04/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Wild Camp Supplies	06/25/25 -98987	762.56 06/01/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Summer Wild Camp Supplies CC-143 Summer Camp Supplies	06/25/25 -98987 06/25/25 -98987	661.82 06/02/25 11.98 06/03/25	6/25 10 104 6/25 10 104	44022 611 44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	70.26 06/03/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	55.88 06/03/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	38.99 06/04/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Summer Camp Supplies CC-143 Summer Camp Supplies	06/25/25 -98987 06/25/25 -98987	64.93 06/04/25 149.62 06/04/25	6/25 10 104 6/25 10 104	44022 611 44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	45.98 06/04/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Safety Camp Supplies	06/25/25 -98987	145.59 06/04/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Wild Camp Supplies	06/25/25 -98987	394.93 06/01/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 143 CC 143	CC-143 Summer Cosmic Camp Supplies CC-143 Summer Cosmic Camp Supplies	06/25/25 -98987 06/25/25 -98987	11.99 06/07/25 607.65 06/06/25	6/25 10 104 6/25 10 104	44022 611 44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Camp Supplies	06/25/25 -98987	22.88 06/07/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Cosmic Camp Supplies	06/25/25 -98987	11.99 06/10/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES	CC 143	CC-143 Summer Art Camp Supplies	06/25/25 -98987	15.99 06/10/25	6/25 10 104	44022 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 148 CC 148	CC-148 Desk Organizer CC-148 Passport Photo Folders	06/25/25 -98991 06/25/25 -98991	14.83 04/24/25 44.50 04/24/25	6/25 10 0 6/25 10 0	41810 611 41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 148 CC 148	CC-148 Notary Stamp (Cole)	06/25/25 -98991	25.43 05/07/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES	CC 148	CC-148 Desk Organizer	06/25/25 -98991	38.93 04/23/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES	CC 148	CC-148 Office Supplies	06/25/25 -98991	65.07 04/23/25	6/25 10 0	41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 148 CC 148	CC-148 Desk Organizers CC-148 Office/Passport Supplies	06/25/25 -98991 06/25/25 -98991	28.61 04/23/25 151.24 04/24/25	6/25 10 0 6/25 10 0	41810 611 41810 611
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	CC 148 CC 148	CC-148 Binder Dividers	06/25/25 -98991	30.84 05/15/25	6/25 10 0	41010 611
AMAZON CAPITAL SERVICES	CC 148	CC-148 Notary Stamp (Hernandez)	06/25/25 -98991	25.43 05/15/25	6/25 10 0	41810 611 4
AMAZON CAPITAL SERVICES	CC 149	CC-149 Tires for SXS	06/25/25 -98989	600.69 05/03/25	6/25 10 569	41560 437

NARON CARTERI, CERUTORO		140			00000	170 70 05/00/05	C / 2 F	10 0	41570	(1)
AMAZON CAPITAL SERVICES AMERICAN COACHING ACADEMY	CC CC	149 143	CC-149 Sand/Seed Bottles for Turf	06/25/25	-98989 -98987	179.70 05/03/25 102.82 06/01/25	6/25 6/25	10 0 10 106	41570	613
AMERICAN COACHING ACADEMI AMERICAN COACHING ACADEMY	CC	143	CC-143 Summer Sports Camp CC-143 Summer Camp CC-143 Summer Camp CC-143 Summer Camp CC-137 Apple Device Mgmt CC-137 Minecraft Game for Rec CC-137 Apple GB Storage	06/25/25	-98987	52.95 06/01/25	6/25	10 100	0	
AMERICAN COACHING ACADEMY	CC	143	CC-143 Summer Camp	06/25/25	-98987	20.14 06/01/25	6/25	10 104	Sectio	n 5, Item A.
APPLE	CC	137	CC-137 Apple Device Mgmt	06/25/25	-98990	15.70 05/05/25	6/25	10 0	42200	372
APPLE	CC	137	CC-137 Minecraft Game for Rec	06/25/25	-98990	6.99 05/17/25	6/25	10 0	42200	372
APPLE	CC	137	CC-137 Apple GB Storage	06/25/25	-98990	18.95 06/05/25	6/25	10 0	42200	372
BARBARA BLACK	CL	5261	1 Contract Labor Black Mountain	06/13/25	24043	481.25 06/04/25	6/25	10 0	41740	565
BEANS AND BREWS	CC	147	1 Contract Labor Black Mountain CC-147 Coffee Golf Tournament CC-143 Summer Camps Supplies CC-143 Sports Equipment CC-143 Freedom Park Concessions CC-144 Bait Fishing Rodeo	06/24/25	-98992	117.19 06/09/25	6/25	10 0	48500	595
BI-MART 689	CC	143	CC-143 Summer Camps Supplies	06/25/25	-98987	116.36 06/04/25	6/25	10 104	44022	611
BI-MART 689	CC CC	143 143	CC-143 Sports Equipment	06/25/25	-98987	63.58 06/03/25	6/25	10 201 10 162	44021 44022	612 621
BI-MART 689 BI-MART 689	CC	143	CC-143 Freedom Park Concessions CC-144 Bait Fishing Rodeo	06/25/25 06/25/25	-98987 -98988	10.58 06/03/25 190.42 06/16/25	6/25 6/25	10 162	44022	596
BLACK CANYON TROUT FARM	CL	5259	CC-144 Bait Fishing Rodeo 1691 Stock Fish at Freedom Park 1689 Stock Fish at Freedom Park CC-144 Airport Long Term Parking CC-143 Summer Staff Shirts CC-143 Summer Camp Event 24720 WaterFall Hunters Creek 41211616 Shared Copier S&W 41211615 Leases for 2 Copiers	06/13/25	24044	3,300.00 06/13/25	6/25	10 0	45000	596
BLACK CANYON TROUT FARM	CL	5276	1689 Stock Fish at Freedom Park	06/13/25	24038	10,000.00 06/12/25	6/25	10 0	45000	596
BOISE AIRPORT	CC	144	CC-144 Airport Long Term Parking	06/25/25	-98988	80.00 06/14/25	6/25	10 0	41740	550
BRYANT PRINTS LLC	CC	143	CC-143 Summer Staff Shirts	06/25/25	-98987	2,715.45 06/06/25	6/25	10 104	44022	615
	CC	143	CC-143 Summer Camp Event 24720 WaterFall Hunters Creek 41211616 Shared Copier S&W 41211615 Leases for 2 Copiers Reimburse Staff Birthday Gift CC-144 Lunch NARC Conference	06/25/25	-98987	411.60 06/04/25	6/25	10 104	44022	352
	CL	5298	24720 WaterFall Hunters Creek	06/23/25	24067	165.00 06/11/25	6/25	10 565	41550	435
	CL	5247	41211616 Shared Copier S&W	06/12/25	-99022	522.66 06/11/25	6/25	10 0	42200	374
CANON FINANCIAL SERVICES, INC	CL	5247	41211615 Leases for 2 Copiers	06/12/25	-99022	256.24 06/11/25	6/25	10 0	42200	374
CINDY TINKER	CL	5260	Reimburse Staff Birthday Gift	06/13/25	24045	20.93 06/05/25	6/25	10 0	41810	611
CLAIM JUMPER	CC CC	144 144	CC-144 Lunch NARC Conference	06/25/25	-98988 -98988	256.90 06/13/25 134.42 06/13/25	6/25 6/25	10 0 10 0	41740 41740	550 550
CLAIM JUMPER COSTCO	CC	137	CC-144 Lunch NARC Conference CC-137 TV for Police - Riverbarn	06/25/25	-98990	264.99 04/26/25	6/25	10 0	41/40	371
COSTCO	CC	137	CC-137 TVs Freedom Park Rentals	06/25/25	-98990	499.98 04/25/25	6/25	10 0	42200	371
COSTCO	cc	143			-98987	441.88 06/02/25	6/25	10 104	44022	611
COSTCO	CC	143	CC-143 Hope Mini Grant 5/1/25-6/30/25	06/25/25 06/25/25	-98987	749.98 06/04/25	6/25	10 303	47100	611
COSTCO	CC	143	CC-143 Freedom Park Rentals CC-143 Freedom Park Rentals CC-143 Office Supplies 90100688 Freedom Park Restroom	06/25/25	-98987	83.93 06/02/25	6/25	10 162	44022	621
COSTCO	CC	143	CC-143 Freedom Park Rentals	06/25/25	-98987	399.96 06/01/25	6/25	10 163	44022	621
COSTCO	CC	143	CC-143 Office Supplies	06/25/25	-98987	15.96 06/04/25	6/25	10 0	41810	611
CXT INCORPORATED	CL	5312	90100688 Freedom Park Restroom	06/24/25	-98993	273,138.00 05/29/25	6/25	10 0	45100	747
DANA PARTRIDGE	CL	5280	Services 06/05/25 to 06/18/25	06/20/25	-99008	3,996.27 06/19/25	6/25	10 0	41740	565
DELTA AIR	CC	144	CC-144 Airline Bag Check Fee	06/25/25	-98988	35.00 06/10/25	6/25	10 0	41740	550
DELTA AIR	CC CC	144 144	CC-144 Airline Bag Check Fee	06/25/25	-98988 -98988	35.00 06/10/25 35.00 06/13/25	6/25 6/25	10 0 10 0	41740 41740	550 550
DELTA AIR DELTA AIR	CC	144	90100688 Freedom Park Restroom Services 06/05/25 to 06/18/25 CC-144 Airline Bag Check Fee CC-144 Airline Bag Check Fee CC-144 Airline Bag Check Fee May 2025 Pelvic Barre Instruction AR13448886 Monthly Copier Lease CC-14 Flevetor License	06/25/25	-98988	35.00 06/13/25	6/25	10 0	41740	550
DELIA AIR DENIELLE REDONDO	CL	5239	May 2025 Pelvic Barre Instruction	06/12/25	-99028	280.00 06/11/25	5/25	10 156	44022	352
DEX IMAGING	CL	5252	AR13448886 Monthly Copier Lease	06/12/25	-99021	335.01 06/13/25	6/25	10 100	42200	374
DIVISION OF OCCUPATIONAL AND PROFESSIONAL	CC	149	CC-149 Elevator License	06/25/25	-98989	125.00 05/25/25	6/25	10 331	48900	333
DOG WASTE DEPOT	CL	5304	231369 10 Add'l Dog Waste Stations	06/23/25	24068	2,999.70 06/12/25	6/25	10 0	45100	747
DUTCH BROS	CC	147	CC-147 Coffee Training/Team Building	06/24/25	-98992	11.82 05/05/25	6/25	10 0	41740	560
EL MARICHI LOCO	CC	147	CC-147 Food Training/Team Building	06/24/25	-98992	220.00 06/07/25	6/25	10 0	41740	560
EPIC SHINE	CC	144	CC-144 Monthly Truck Car Wash	06/25/25	-98988	35.00 06/13/25	6/25	10 0	48590	699
FAIRBANK EQUIPMENT INC	CC	149	CC-149 Sprayer Parts	06/25/25	-98989	8.45 04/23/25	6/25	10 560	41550	435
	CL CL	5271 5299	3100 Flags for Light Poles State St	06/13/25 06/23/25	-99011 24069	2,218.20 06/03/25	6/25 6/25	10 0 10 104	41580 44022	445 612
FOAMATOMIC GARRETT PARKS AND PLAY	CL	5299	Foam Blast Party 4262 Playground Blake Park	06/23/25	24069	2,000.00 06/19/25 49,692.49 06/18/25	6/25	10 104	44022	733
GARY MOORE	CL	5249	Refund Golf Tournament	06/12/25	24070	150.00 06/11/25	6/25	10 0	48500	595
GEM STATE PAPER & SUPPLY COMPANY	CL	5266	3106631 Janitorial Supplies	06/13/25	-99015	4,536.37 06/04/25	6/25	10 553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5294	310663101 Janitorial Supplies	06/20/25	-99000	247.23 06/11/25	6/25	10 553	41540	434
HERITAGE TIME CAPSULES	CC	146	CC-146 Time Capsule Historical Comm	06/24/25	-98995	824.84 05/29/25	6/25	10 0	45070	591
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5267	*7357-003 Irrigation Repair/Mntnce	06/13/25	-99014	642.56 06/03/25	6/25	10 565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5303	*2984-003 Irrigation Supply	06/23/25	-98997	28.22 06/12/25	6/25	10 565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5303	*7357-004 Irrigation Supply	06/23/25	-98997	4,850.52 06/12/25	6/25	10 565	41550	435
HOBBY LOBBY	CC	144	CC-144 Prizes Mayor's Golf Tournament	06/25/25	-98988	18.00 06/09/25	6/25	10 0	48500	595
HORIZON	CL	5273 5273	3L251669 String Trimmers (4)	06/13/25	24047	1,183.96 06/04/25 681.18 06/04/25	6/25	10 0	41570 41570	619
HORIZON IDAHO LAUNDRY CO	CL CC	143	3L251669 Hand Yard Tools CC-143 Laundering Aprons	06/13/25 06/25/25	24047 -98987	97.50 06/02/25	6/25 6/25	10 0 10 0	41570	613 611
IDAHO PRESS	CL	5256	57403 Legal/Pub Notice PH 7/1/25	06/12/25	-99018	104.67 06/07/25	6/25	10 0	41810	530
IDAHO PRESS	CL	5290	57520 Legal/Pub Notice PH 6/17/25	06/20/25	-99004	93.25 06/14/25	6/25	10 0	41810	530
IDAHO PRESS	CL	5290	57519 Legal/Pub Notice PH 6/17/25	06/20/25	-99004	149.59 06/14/25	6/25	10 0	41810	530
IDAHO PRESS	CL	5290	57521 Legal/Pub Notice PH 6/17/25	06/20/25	-99004	86.99 06/14/25	6/25	10 0	41810	530
IDAHO STATE POLICE	CL	5300	BCI0295 Fingerprint Processing	06/23/25	24071	232.75 06/10/25	6/25	10 0	41810	533
IDAHO TRACTOR INC	CL	5270	Q 2876847 Kubota RTVX-SKLH-1	06/13/25	24048	19,697.94 06/02/25	6/25	10 0	45100	747
IDAHO TRACTOR INC	CL	5270	Q 2876853 Kubota RTV-ZX1130	06/13/25	24048	18,941.48 06/02/25	6/25	10 0	45100	747
IDAHO TRACTOR INC	CL	5307	5180 Linch Pins	06/23/25	24072	6.10 06/17/25	6/25	10 0	41580	447
INDUSTRIAL HARDWARE IDAHO	CC	149	CC-149 Gate Hitch Pins	06/25/25	-98989	202.24 06/01/25	6/25	10 0	41580	447
INTERMOUNTAIN GAS COMPANY	CL CL	5245 5245	*1000 1 B&G Shop 1310 N Little Camas *7251 2 Police Stn 11665 W State St	06/12/25	24049 24049	25.74 06/02/25	6/25 6/25	10 0 10 0	41100 41100	414
INTERMOUNTAIN GAS COMPANY INTERMOUNTAIN GAS COMPANY	CL	5245 5245	*3000 1 Outreach Bldg 10775 W State St	06/12/25 06/12/25	24049 24049	73.18 06/02/25 18.88 06/02/25	6/25	10 0	41100 41100	414 414 5
INTERMOUNTAIN GAS COMPANY	CL	5245	*3000 2 City Hall 10769 W State St	06/12/25	24049	20.60 06/02/25	6/25	10 0	41100	414
							-, 20	0		

JD PALATINE, LLC	CC	143	CC-143 Background Checks	06/25/25	-98987	315.80 06/04/25	6/25	10 0	41810	533
JEAN HENSCHEID	CL	5238	May 2025 Intro Yoga Instruction	06/12/25	24039	168.00 06/11/25	5/25	10 153	41010	555
JEAN WOLFORD PHOTOGRAPHY	CL	5279	102206 Movie Night Photography	06/20/25	24060	300.00 06/14/25	6/25	10 52	Contin	n E Ham A
JEAN WOLFORD PHOTOGRAPHY	CL	5279	102206 Memorial Day Dedication	06/20/25	24060	150.00 06/14/25	6/25	10 56	Secilo	n 5, Item A.
JEAN WOLFORD PHOTOGRAPHY	CL	5279	102206 Fishing Rodeo Photography	06/20/25	24060	375.00 06/14/25	6/25	10 0	45000	596
JEAN WOLFORD PHOTOGRAPHY	CL	5279	102206 Summer Concert Photography	06/20/25	24060	300.00 06/14/25	6/25	10 51	45000	598
KD KOLNES CONSTRUCTION LLC	CL	5263	Refund Permit Cancellation	06/13/25	24050	12,843.80 06/06/25	6/25	10 0	40700	884
LAKEY VILLEGAS LAW AND POLICY	CL	5264	6411 Moyle v. City of Star	06/13/25	24051	3,600.00 06/10/25	6/25	10 0	41300	323
LAKEY VILLEGAS LAW AND POLICY	CL	5264	6180 Moyle v. City of Star	06/13/25	24051	375.00 05/14/25	6/25	10 0	41300	323
LARA YOUNGMAN LARRY BEARG	CL CL	5240 5242	May 2025 Mat Pilates Instruction May 2025 Tai Chi Instruction	06/12/25 06/12/25	-99027 -99026	252.00 06/11/25 504.00 06/11/25	5/25 5/25	10 151 10 152	44022 44022	352 352
LARRY BEARG	CL	5242	May 2025 Tai Chi Instruction Add'l	06/12/25	-99020	77.00 06/11/25	5/25	10 152	44022	352
LOWES	CL	5313	Veteran's Flag Poles	06/24/25	24076	1,272.00 06/24/25	6/25	10 132	45070	590
MAILERLITE	CC	137	CC-137 Newsletter Software	06/25/25	-98990	59.00 06/02/25	6/25	10 0	42200	372
MAILERLITE	CC	137	CC-137 Newsletter Software	06/25/25	-98990	59.00 05/02/25	6/25	10 0	42200	372
MATTHEW KENDALL	CL	5237	All Star Sports Camp	06/12/25	24040	2,500.00 06/11/25	5/25	10 106	44022	352
MAVERIK	CC	144	CC-144 Fuel Ford Truck	06/25/25	-98988	69.25 06/09/25	6/25	10 0	41560	626
MAVERIK	CC	144	CC-144 Fuel Ford Truck	06/25/25	-98988	71.29 06/16/25	6/25	10 0	45000	596
MICROSOFT	CC	137	CC-137 MS 365 Business Standard	06/25/25	-98990	300.00 04/28/25	6/25	10 0	42200	372
MICROSOFT MICROSOFT	CC CC	137 137	CC-137 Exchange Online/Visio Plan 2 CC-137 MS 365 Business Standard	06/25/25 06/25/25	-98990 -98990	19.00 06/04/25 300.00 05/27/25	6/25 6/25	10 0 10 0	42200 42200	372 372
MICROSOFT	CC	137	CC-137 MS 305 Business Standard CC-137 MS License Refund	06/25/25	-98990	-7.78 05/07/25	6/25	10 0	42200	372
MICROSOFT	CC	137		0.0 / 0.5 / 0.5	-98990	216.00 05/27/25	6/25	10 0	42200	372
MICROSOFT	CC	137	CC-137 MS 365 Business Basic CC-137 MS Visio/Exchange Online CC-137 MS 365 Business Basic CC-137 MS License Refund	06/25/25	-98990	19.00 05/05/25	6/25	10 0	42200	372
MICROSOFT	CC	137	CC-137 MS 365 Business Basic	06/25/25	-98990	208.80 04/26/25	6/25	10 0	42200	372
MICROSOFT	CC	137	CC-137 MS License Refund	06/25/25	-98990	-19.00 05/06/25	6/25	10 0	42200	372
MICROSOFT	CC	137	CC-137 MS 365 Business (After Credit)	06/25/25	-98990	0.24 06/06/25	6/25	10 0	42200	372
MOUNT OLYMPUS WATER	CL	5257	24335904 Water Rec Center	06/13/25	-99017	54.39 05/24/25	6/25	10 0	41810	611
MOUNT OLYMPUS WATER	CL	5257	24335904 Water Rec Center 24331811 Water City Hall 6545000 Fire Alarm/Monitoring 6544999 Security Backup/Monitoring 125451 Credit Air Filter 125450 Oil/Filter 125258 Battery for Kubota 125114 Oil/Filter/Wiper/Window	06/13/25	-99017	101.59 05/24/25	6/25	10 0	41810	611
MOUNTAIN ALARM	CL	5285	6545000 Fire Alarm/Monitoring	06/20/25	-99007	92.50 07/01/25	6/25	10 327	48900	333
MOUNTAIN ALARM NAPA AUTO PARTS	CL CL	5285 5292	125451 Crodit Air Filtor	06/20/25 06/20/25	-99007 -99002	46.33 07/01/25 -4.85 06/14/25	6/25 6/25	10 327 10 0	48900 41580	333 449
NAPA AUTO PARTS	CL	5292	125450 Oil/Filter	06/20/25	-99002	76.01 06/14/25	6/25	10 0	41580	449
NAPA AUTO PARTS	CL	5292	125258 Battery for Kubota	06/20/25	-99002	199.99 06/10/25	6/25	10 0	41580	449
NAPA AUTO PARTS	CL	5292	125114 Oil/Filter/Wiper/Window	06/20/25	-99002	159.07 06/07/25	6/25	10 0	41580	449
NIKI DEAN	CL	5241	May 2025 Gentle/Restorative Yoga	06/12/25	24041	1,051.00 06/11/25	5/25	10 153	44022	352
OFFICE SAVERS ONLINE	CL	5253	May 2025 Gentle/Restorative Yoga 12097 Copy Paper CC-137 ChatGPT Licensing CC-144 Barking	06/12/25	-99020	239.96 06/09/25	6/25	10 0	41810	611
OPENAI	CC	137	CC-137 ChatGPT Licensing	06/25/25	-98990	2,400.00 05/15/25	6/25	10 0	42200	372
PLATINUM PARKING	CC	144	CC-144 FAIKING	06/25/25	-98988	124.85 06/10/25	6/25	10 0	41740	550
PORTAPROS LLC	CL	5287	133295L-1 Star Mid School Portable Rstrm	06/20/25	-99006	179.00 06/19/25	6/25	10 567	41550	435
PORTAPROS LLC Portapros llC	CL CL	5287 5287	138754-1 Freedom Park Portable Rstrm 138750-1 Freedom Park Portable Rstrm	06/20/25 06/20/25	-99006 -99006	29.00 06/05/25 288.40 06/05/25	6/25 6/25	10 567 10 567	41550 41550	435 435
PORTAPROS LLC	CL	5287	138750A-1 Freedom Park Portable Rstrm	06/20/25	-99006	29.00 06/12/25	6/25	10 567	41550	435
PORTAPROS LLC	CL	5287	138754A-1 Freedom Park Portable Rstrm	06/20/25	-99006	29.00 06/12/25	6/25	10 567	41550	435
PORTAPROS LLC	CL	5287	133217L-1 Freedom Park Portable Rstrm	06/20/25	-99006	29.00 06/12/25	6/25	10 567	41550	435
PROOF CRAFT PIZZA	CC	144	CC-144 Prizes Mayor's Golf Tournament	06/25/25	-98988	100.00 06/09/25	6/25	10 0	48500	595
RARE STEAKHOUSE	CC	144	CC-144 Breakfast Meeting	06/25/25	-98988	151.90 06/09/25	6/25	10 0	45050	585
RARE STEAKHOUSE	CC	144	CC-144 Gift Cards Mayor's Golf Tournament		-98988	50.00 06/07/25	6/25	10 0	48500	595
RENAISSANCE SEATTLE	CC	144	CC-144 Hotel NARC Meeting	06/25/25	-98988	881.46 06/14/25	6/25	10 0	41740	550
REPUBLIC SERVICES INC	CL CL	5246 5246	001403471 Blake Haven Park	06/12/25 06/12/25	-99023 -99023	128.43 05/31/25	6/25	10 0 10 0	41100	411 411
REPUBLIC SERVICES INC REPUBLIC SERVICES INC	CL	5246	001402905 Hunters Creek Park 001402985 Star River Access 10	06/12/25	-99023	628.42 05/31/25 89.39 05/31/25	6/25 6/25	10 0	41100 41100	411 411
REPUBLIC SERVICES INC	CL	5246	001403443 Star City Hall	06/12/25	-99023	237.75 05/31/25	6/25	10 0	41100	411
RICHMOND AMERICAN HOMES OF IDAHO	CL	5262	Refund Permit Overpayment	06/13/25	24052	104.28 06/09/25	6/25	10 0	40700	884
RICHMOND AMERICAN HOMES OF IDAHO	CL	5286	Refund Permit Duplication	06/20/25	24061	17,317.14 06/17/25	6/25	10 0	40700	884
RIDLEY'S FAMILY MARKETS	CC	137	CC-137 Wall Anchors	06/25/25	-98990	5.82 05/24/25	6/25	10 0	41810	611
RIDLEY'S FAMILY MARKETS	CC	143	CC-143 Staff Lunch	06/25/25	-98987	50.12 06/06/25	6/25	10 0	41810	611
RIDLEY'S FAMILY MARKETS	CC	147	CC-147 Donuts Golf Tournament	06/24/25	-98992	74.13 06/09/25	6/25	10 0	48500	595
RIVER BIRCH GOLF COURSE	CL	5277	Code 2413 Mayor Golf Tourn Carts	06/16/25	24058	13,032.51 06/06/25	6/25	10 0	48500	595
RIVER VALLEY WOODWORKS	CL	5301 5278	1071 Tree House Maintenance/Repair	06/23/25	24073	1,492.00 05/14/25	6/25	10 0	45100	753
ROBERT LITTLE ROBERT LITTLE	CL CL	5278 5278	396257 Life Insurance 396257 B&G Contracted Services	06/16/25 06/16/25	-99009 -99009	-285.38 06/16/25 5,250.00 06/16/25	6/25 6/25	10 0 10 0	41740 41740	565 565
ROBERT LITTLE RON WESTON	CL	5275	Reimburse Soccer Coord Mtg	06/13/25	24053	99.18 05/19/25	6/25	10 231	44021	690
ROOTS ROCK & BARK YARD	CL	5272	5078 Sand	06/13/25	24054	118.50 06/05/25	6/25	10 201	41595	833
ROTO-ROOTER	CC	149	CC-149 Service/Sewer Pipe Cleaning	06/25/25	-98989	509.85 05/08/25	6/25	10 554	41540	434
ROYALTY ELECTRIC LLC	CL	5254	25006-7 Add Freedom Park Camera	06/12/25	-99019	2,305.00 06/03/25	6/25	10 0	42200	371
ROYALTY ELECTRIC LLC	CL	5254	25015-4 Riverwalk Food Truck Upgrades	06/12/25		16,168.00 06/09/25	6/25	10 0	42200	371
RUSTIC TABLE	CC	143	CC-143 MYC Golf Tournament	06/25/25	-98987	100.00 06/05/25	6/25	10 0	48500	595
RUSTY DOG	CC CC	144	CC-144 Lunch Volunteers Fishing Rodeo	06/25/25	-98988	21.01 06/16/25	6/25	10 0 10 0	45000	596
RUSTY DOG SARENA HOLLENSHEAD	CC CL	144 5251	CC-144 Lunch Volunteers Fishing Rodeo Riverhouse Rental Refund	06/25/25 06/12/25	-98988 24055	145.23 06/16/25 600.00 06/11/25	6/25 6/25	10 0 10 0	45000 40700	596 <b>6</b> 883 <b>6</b>
SARENA HOLLENSHEAD SARENA HOLLENSHEAD	CL	5251	Riverhouse Deposit Refund	06/12/25	24055	500.00 06/11/25	6/25	10 0	40700	882
	01						-, 20			

		1 4 4	22 144 Ciff Coul Prime Picking Pole	06/05/05	00000	011 00 06/10/05	C / 0 F	10 0	45000	500
SCHEELS SCHEELS	CC CC	144 144	CC-144 Gift Card Prizes Fishing Rodeo CC-144 Prizes for Fishing Rodeo	06/25/25 06/25/25	-98988 -98988	211.90 06/13/25 313.49 06/13/25	6/25 6/25	10 0 10 0	45000	596
SIMPLOT TURF & HORTICULTURE	CL	5293	216080318 Herbicide Sprav	06/20/25	-99001	390.00 06/09/25	6/25	10 560		
SQUARE HARDWARE	CC	137	CC-137 Square Card Reader	06/25/25	-98990	125.08 05/31/25	6/25	10 0	Sectio	n 5, Item A.
STAPLES	CC	148	CC-148 Office Supplies	06/25/25	-98991	262.89 05/15/25	6/25	10 0	41810	611
STAR CHAMBER OF COMMERCE	CL	5282	2739 Chili Cook-Off Sponsor	06/20/25	24062	500.00 03/07/25	6/25	10 0	45050	582
STAR MERCANTILE INC	CL	5243	02-346727 Duplicate Keys for Janitorial	06/20/25	24063	6.00 05/19/25	5/25	10 557	41540	434
STAR MERCANTILE INC	CL	5243	03-145107 Soaker Hose	06/20/25	24063	16.99 05/05/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-321597 Irrigation Valve Screws	06/20/25	24063	14.21 05/05/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-362050 Plunger	06/20/25	24063	6.99 05/27/25	5/25	10 554	41540	434
STAR MERCANTILE INC	CL	5243	02-313662 Tongue Lock For Trailer	06/20/25	24063	25.99 05/01/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-339867 Water Tees	06/20/25	24063	29.99 05/15/25	5/25	10 565	41550	435
STAR MERCANTILE INC	CL	5243	02-313918 Water	06/20/25	24063	244.03 05/01/25	5/25	10 0	41810	611
STAR MERCANTILE INC	CL	5243	02-346491 Screws	06/20/25	24063	1.69 05/19/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-349893 Metal Bar Door Repair	06/20/25	24063	5.99 05/21/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-341782 Duplicate Keys	06/20/25	24063	6.49 05/16/25	5/25	10 557	41540	434
STAR MERCANTILE INC	CL	5243	02-329360 Duplicate Keys Dog Stations	06/20/25	24063	9.89 05/09/25	5/25	10 557	41540	434
STAR MERCANTILE INC	CL	5243	03-156684 Screws	06/20/25	24063	3.90 05/20/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	03-157225 Screws/Wood Filler Door Repair	06/20/25	24063	12.23 05/21/25	5/25	10 0	41580	447
STAR MERCANTILE INC	CL	5243	02-313692 Tongue Lock Key	06/20/25	24063	3.18 05/01/25	5/25	10 0	41580	447
STAR SHIP & PRINT	CC	144		06/25/25	-98988	290.00 06/07/25	6/25	10 0	48500	595
STAR SHIP & PRINT	CC CL	145 5306	CC-145 Bubble Wrap	06/24/25	-98996	1.06 05/28/25	6/25	10 0 10 0	41810	641 747
STORAGE ON-SITE	CC	5306 143	pf-232265 Conex Box	06/23/25 06/25/25	24074 -98987	6,257.00 06/13/25 15.94 06/05/25	6/25 6/25	10 0	45100 41810	611
SUBWAY SULLY'S	CC	143	CC-143 Staff Lunch CC-144 Gift Cards Mayor's Golf Tournament	06/25/25	-98987	100.00 06/07/25	6/25 6/25	10 0	41810 48500	595
SULLI S SUSHI SHACK	CC	144	CC-144 Gift Cards Mayor S Goif Fournament CC-144 Lunch Volunteers Fishing Rodeo	06/25/25	-98988	141.11 06/16/25	6/25	10 0	45000	596
SUSHI SHACK SUSHI SHACK	CC	144	CC-144 Lunch Volunteers Fishing Rodeo	06/25/25	-98988	31.14 06/16/25	6/25	10 0	45000	596
TACOMA SCREW PRODUCTS	CC	149	CC-149 Concrete Bench Anchors	06/25/25	-98989	333.77 05/23/25	6/25	10 0	45100	747
TAP HOUSE PUB & EATERY	CC	149	CC-144 Lunch Volunteers Golf Tournament	06/25/25	-98988	84.62 06/07/25	6/25	10 0	48500	595
TAP HOUSE PUB & EATERY	CC	144	CC-144 Gift Cards Mayor's Golf Tournament		-98988	100.00 06/07/25	6/25	10 0	48500	595
TAYLOR HAMMRICH	CL	5236	May 2025 Tumbling Instruction	06/12/25	-99029	1,271.20 06/11/25	5/25	10 159	44022	352
THE BALLOON BIZ	CL	5281	6876 Balloons Police Fishing Rodeo	06/20/25	24064	805.60 06/14/25	6/25	10 0	45000	596
THE CRAB POT	CC	144	CC-144 Lunch NARC Conference	06/25/25	-98988	87.08 06/11/25	6/25	10 0	41740	550
THE HOME DEPOT	CC	149	CC-149 Flowers	06/25/25	-98989	367.42 05/08/25	6/25	10 0	41595	830
THE HOME DEPOT	CC	149	CC-149 Flowers	06/25/25	-98989	270.46 05/08/25	6/25	10 0	41595	830
THE HUMAN BEAN	CC	147	CC-147 Coffee Training/Team Building	06/24/25	-98992	19.09 05/05/25	6/25	10 0	41740	560
THE LAST CALL	CL	5248	June Summer Concert Riverhouse	06/12/25	24056	1,500.00 06/11/25	6/25	10 51	45000	598
THE MILLED OLIVE	CC	144	CC-144 Prizes Mayor's Golf Tournament	06/25/25	-98988	92.39 06/07/25	6/25	10 0	48500	595
THE STAR COURIER NEWSPAPER	CL	5283	2834 Hometown Event Advertising	06/20/25	24065	425.70 06/16/25	6/25	10 0	41810	530
TITAN EXCAVATION & CONSTRUCTION	CL	5311	3374 Freedom Park Rstrm Final Payment	06/24/25	24077	15,131.82 06/10/25	6/25	10 0	45100	747
TOLL BROTHERS	CL	5265	Refund Permit Cancelled	06/13/25	24057	1,770.20 06/10/25	6/25	10 0	40700	884
TREASURE VALLEY BOUNCE N SLIDE	CC	137	CC-137 Recreation School's Out Activity	06/25/25	-98990	1,415.72 05/27/25	6/25	10 174	44022	620
TREASURE VALLEY BOUNCE N SLIDE	CC	143	CC-143 Summer Camp Activity	06/25/25	-98987	1,311.22 06/07/25	6/25	10 104	44022	620
TREASURE VALLEY BOUNCE N SLIDE	CC CL	143 5258	CC-143 School's Out Summer Event	06/25/25 06/13/25	-98987 -99016	998.52 06/01/25	6/25 6/25	10 174 10 0	44022 41810	620 611
TREASURE VALLEY COFFEE TREASURE VALLEY FASTPITCH OFFICIALS	CL	5258	10985781 Coffee Bldg/Grounds 2025SSP Softball Officials Summer	06/24/25	-99016	88.95 04/11/25 2,250.00 06/17/25	6/25	10 0	41810 44021	353
UBER.COM	CC	144	CC-144 Uber Travel	06/25/25	-98988	114.39 06/10/25	6/25	10 2	44021	550
UBER.COM	CC	144	CC-144 Uber Travel	06/25/25	-98988	28.60 06/10/25	6/25	10 0	41740	550
ULINE	CL	5291	193449315 Freight Charge	06/20/25	-99003	44.92 05/28/25	6/25	10 0	41540	434
ULINE	CL	5291	193141592 Trash Cans	06/20/25	-99003	2,750.00 05/20/25	6/25	10 0	45100	747
ULINE	CL	5291	37244060 Trash Cans Freedom Park	06/20/25	-99003	5,976.72 06/12/25	6/25	10 0	45100	747
ULINE	CL	5291	193141591 Trash Cans	06/20/25	-99003	4,950.00 05/20/25	6/25	10 0	45100	747
ULINE	CL	5291	192544080 Miscellaneous Tools	06/20/25	-99003	1,762.02 05/06/25	6/25	10 0	41570	613
ULINE	CL	5291	193141590 Picnic Table/Trash Cans	06/20/25	-99003	10,870.49 05/20/25	6/25	10 0	45100	747
VALLEY WIDE COOP	CL	5268	U0013622 Fuel	06/13/25	-99013	1,214.39 06/04/25	6/25	10 0	41560	626
VALLEY WIDE COOP	CL	5268	I166972 Tank Rent	06/13/25		300.00 06/01/25	6/25	10 0	41560	626
VOLTLINE MEDIA	CL	5233	2507 Labor & Equip Movie Night	06/12/25		1,000.00 06/09/25	6/25	10 52	45000	598
VOLTLINE MEDIA	CL	5233	2507 Repeat Customer Discount	06/12/25		-150.00 06/06/25	6/25	10 52	45000	598
WALMART	CC	143	CC-143 Freedom Park Rentals	06/25/25		289.59 06/01/25	6/25	10 163	44022	621
WALMART	CC	143	CC-143 Summer Camp Supplies	06/25/25		67.52 06/04/25	6/25	10 104	44022	611
WALMART	CC	143	CC-143 Summer Camp Supplies	06/25/25		81.03 06/01/25	6/25	10 104	44022	611
WALMART WALMART	CC CC	143 143	CC-143 Freedom Park Rentals CC-143 Baking Camp Week 1	06/25/25 06/25/25		146.28 06/07/25 65.52 06/04/25	6/25 6/25	10 163 10 102	44022 44022	621 611
WALMART WALMART	CC	143	CC-143 Baking Camp Week 1 CC-143 Summer Camp Supplies		-98987	22.89 06/04/25	6/25	10 102 10 104	44022 44022	611
WALMARI WESTERN HEATING & AIR CONDITIONING	CL	5274	382159692 HVAC Repair	06/13/25		1,250.00 05/20/25	6/25	10 104	44022	434
WESTERN HEATING & AIR CONDITIONING	CL	5288	383949442 Service/HVAC Repair	06/20/25		4,186.72 06/09/25	6/25	10 555	41540	434
WESTSIDE PIZZA	CC	143	CC-143 Staff Lunch	06/25/25		267.88 06/05/25	6/25	10 0	41810	611
WHITE PETERSON	CL	5289	168723 Keith Hill-First Church	06/20/25	24066	6,135.33 05/31/25		10 0	41300	323
WOODY'S OUTDOOR POWER INC	CL	5305	158290 Air Filters/Cap Assembly	06/23/25	24075	28.06 06/06/25		10 0	41580	447
										7

**CITY COUNCIL REGULAR MEETING MINUTES** 

City Hall - 10769 W State Street, Star, Idaho Tuesday, June 17, 2025 at 7:00 PM

# PUBLIC NOTICE: THIS MEETING IS BEING 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.

- CALL TO ORDER Welcome/Pledge of Allegiance Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.
- 2. INVOCATION Pastor David Ax, Calvary Chapel Pastor Ax provided the invocation.

# 3. ROLL CALL

**ELECTED OFFICIALS:** Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsen and Kevin Nielsen.

**STAFF:** City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner and Sports & Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge, Victor Islas Deputy Fire Chief and Star Police Chief Zach Hessing.

# 4. PRESENTATIONS

Mayor Chadwick introduced Highway District 4 Commissioner Justin Bolinger.

- A. Police Chief Zach Hessing presented the May 2025 police report which included person, property and society crimes for the month. Police activity including calls for service and proactive policing calls were reviewed. Chief Hessing discussed call types that had increased for the month including juvenile activity, property crime calls and welfare checks. He also reviewed the number of arrests and citations and discussed parking citations that have been issued. Call response times, K9 deployments that resulted in drugs being removed from the streets and code enforcement calls were also discussed.
- **5. CONSENT AGENDA (ACTION ITEM)** \*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.
  - A. Approval of Claims
  - B. Approval of Minutes: May 7, 2024
  - C. Approval of Minutes: June 3, 2025
  - D. Legado Subdivision #2 Final Plat (FP-25-04)
  - E. Dude Dewalt Winery Conditional Use Permit Revised Findings of Fact/Conclusions of Law (CUP-23-05)
  - F. Alcohol Beverage Licenses Prime American Steakhouse LLC dba Prime Neighborhood Bar, Rustic Table Steakhouse & Bar dba Rare Steakhouse, CWWilson LLC dba Star Saloon

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**CITY COUNCIL REGULAR MEETING MINUTES** 

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Council Member Salmonsen made a motion to approve the Consent Agenda consisting of 5A Approval of Claims, 5B Approval of Minutes for May 7th 2024, 5C Approval of Minutes for June 3<sup>rd</sup> 2025, 5D Legado Subdivision #2 Final Plat, 5E Dude Dewalt Winery Conditional Use Permit Revised Findings of Fact/Conclusions of Law and item 5F Alcohol Beverage Licenses for Prime American Steakhouse, Rustic Table also now known as Rare and Star Saloon. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

# 6. PUBLIC HEARING

A. State & Main Streets Multiple Use Development Conditional Use Permit Continuation (CUP-24-07) <u>This item was tabled from April 1, 2025, it will be tabled indefinitely</u>. The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho and consists of .95 acres.

Mayor Chadwick stated this application needed to be tabled indefinitely; the developer is waiting until the Downtown Revitalization Plan is completed.

- Council Member Salmonson moved to table State & Main Streets Multiple Use Development Conditional Use Permit indefinitely. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.
- B. Jeremy & Sabrina Newberry Annexation & Zoning and Development Agreement (AZ-25-02)(DA-25-04) The Applicant is requesting approval of an Annexation and Zoning (R-1), and a Development Agreement. The property is located on N. Echo Summit Way in Star, Ada County, Idaho and consists of 10.96 acres.

Mayor Chadwick opened the hearing at 7:11 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel presented the application. The applicant is requesting annexation and zoning to Residential R-1. Application requirements including submittal, agency transmittals, legal notices and site posting have all been completed, the application has been reviewed for compliance with the Unified Development Code and Comp Plan. There are no late exhibits or special items of consideration. Staff is recommending approval with conditions to be included with the future Development Agreement. Shawn reviewed the vicinity map and a survey of the property.

Jeremy Newberry discussed the application, stating that he would like to build a home on the property; he has a shop on the property now. A neighbor may purchase a portion of the property to keep as open space. He plans to sell sections to adjacent neighbors. The property would have two buildable lots; he plans to build on one for himself and sell one to a neighbor.

Todd Collins spoke neutrally on the application. He discussed issues created with the description of the property that indicates it is part of Hillsdale Estates as open space. Ada County says it is

CITY OF STAR, IDANO

# **CITY COUNCIL REGULAR MEETING MINUTES**



City Hall - 10769 W State Street, Star, Idaho Tuesday, June 17, 2025 at 7:00 PM

buildable, but the deed hasn't been corrected. This causes Hillsdale Estates HOA to receive notification of change of ownership on property that isn't part of the HOA which costs them time and expense; he said a corrected metes and bounds will need to be recorded. The annexation process was discussed. It was determined that the HOA would need to work with the county to have the change made.

Brent Loosli spoke neutrally on the application. He isn't sure what the issues are but had heard of contention with the HOA, he asked the applicants to consider the neighbors.

It was confirmed that there are three non-buildable lots that are intended to be conferred to neighbors. Deed restrictions would be needed to ensure they remain non-buildable.

Jeremy Newberry said there was a lawsuit brought on him by the HOA, courts determined the property was free and clear of any covenants and restrictions.

Mayor Chadwick closed the public hearing at 7:31 p.m.

Council Member Nielsen believes the application falls in line with the city's vision for development and meets the comprehensive plan. He discussed property rights.

- Council Member Nielsen moved to approve with all of the conditions that are included in the staff
  report. Shawn said a development agreement will include proportionate share and mitigation fees as
  standard conditions. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey aye;
  Wheelock aye; Salmonsen aye; Nielsen aye. The motion carried.
- **C.** Clear Skies Therapy Center Conditional Use Permit (CUP-25-02) The Applicant is requesting approval of a Conditional Use Permit for a proposed Multiple Use Building consisting of commercial and residential. The property is located at 211 S. Main Street in Star, Ada County, Idaho.

Mayor Chadwick opened the hearing at 7:34 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel presented the application. The project is a Conditional Use Permit to allow a 2-story multiple use building with professional medical offices and a separate upstairs living space. Application requirements including submittal, agency transmittals, legal notices and site posting have been completed. Staff has reviewed the application for compliance with UDC and comp plan. There are no late exhibits, and the only special consideration is fencing of the northern property line which is planned by the applicant. Staff recommends approval with conditions. Shawn reviewed the site and said the applicant would come before the Design Review Committee and receive a zoning certificate prior to final site plan approval.

Council Member Salmonson asked about the living area upstairs which is anticipated to be used for traveling nurses and health care workers for longer term stays. There was discussion regarding shorter term stays, Shawn stated the length of stay can't be regulated. It does have a separate outside entrance and could be a regular apartment in the future.

Applicant Mellissa Kohler discussed the application. She plans to have a clinic in the building. The clinic is currently based in Eagle, moving to Star. Clinicians often meet with children in the local schools; the building would be used more during the summer and evenings when school is out.

Council Member Nielsen likes having this come to Star and feels it is a great way to fill a need.



# **CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho Tuesday, June 17, 2025 at 7:00 PM

No members of the public spoke on the application. Mayor Chadwick closed the public hearing at 7:44 p.m.

- Council Member Hershey moved to approve Clear Skies Therapy Center Conditional Use Permit with the recommended conditions. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.
- D. City of Star Resolution 2025-03 Establishing and Amending Administrative, Animal Control, Parks, Recreation, Sports, Building, Planning Land Use and Miscellaneous Fees and Fines

Mayor Chadwick opened the public hearing at 7:45 p.m. Council members have had no ex-parte communication.

Mayor Chadwick reviewed the proposed new fees, changes to existing fees and fees being removed.

City Clerk Shelly Tilton explained that there are city code changes needed prior to the Vendor, Solicitor background check, animal control and littering fees being effective. The ordinance for the background checks is on the agenda tonight, the other ordinances will be added to a future agenda. Council Member Wheelock asked about the In-Lieu-of Parking fee. That fee is per space and this

fee doesn't change parking approvals; reduced parking requires City Council approval.

Mayor Chadwick closed the public hearing at 7:57 p.m.

Council Member Hershey moved to approve resolution 2025-03 a Resolution of the City of Star, Idaho within Ada and Canyon Counties, establishing a schedule of fees for Administrative Fees, Building Permit Fees, Planning & Zoning Development Fees, Parks and Facilities Fees, Community Activity Fees and Miscellaneous Fees adding them to the Consolidated Fee Schedule and providing an effective date. Council Member Salmonsen suggested adding the per parking space wording for the In-Lieu-of Parking in the motion. Council Member Hershey added that to the motion. Council Member Salmonsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

# E. Fiscal Year 2025 Appropriation Amendment

Mayor Chadwick opened the public hearing at 7:45 p.m. Council members have had no ex-parte communication.

Mayor Chadwick discussed the budget being set based on 600 building permits annually. He said expenses are running higher than anticipated with building permits being closer to 1000. Council members reviewed the list of budget items being amended, there were no questions.

Mayor Chadwick closed the public hearing at 8:02 p.m.

• Council Member Hershey introduced and moved pursuant to Idaho code, Section 50-902 the rule requiring an ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance 419-2025 be considered after reading once by title only. Council Member



# **CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho Tuesday, June 17, 2025 at 7:00 PM

Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

Council Member Hershey moved to approve Ordinance Number 419-2025 an Ordinance, to be termed the Appropriation Amendment Ordinance of the City of Star, Idaho, for the Fiscal Year commencing October 1, 2024 and ending on September 30, 2025, adjusting the appropriated sums of money in the amount of \$8,610,005.00 to defray unanticipated necessary expenses and liabilities of the City of Star for said Fiscal Year; specifying the object and purposes for which such appropriations are made and the amount appropriated for each object and purpose; providing for the filing of a copy of this ordinance with the Office of the Idaho Secretary of State as provided by law; providing for publication; and providing an effective date. Council Member Salmonsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

Council Member Nielsen pointed out that most of the items included in the ordinance were anticipated during budgeting, just not in the amount originally budgeted. Council Member Wheelock added this was due to conservative expectations.

F. Ordinance 418-2025 Title 2, Chapter 4 Vendors, Solicitors & Temporary Merchants Municipal Code Update

Mayor Chadwick opened the public hearing at 8:03 p.m. Council members have had no ex-parte communication.

City Clerk Shelly Tilton reviewed the Vendor, Solicitor, Temporary Merchant Ordinance. The proposed ordinance allows for more thorough background checks for all Door-to-Door solicitors rather than only those from out of state. The proposed ordinance also specifies certain sexual and domestic violence offenses for which a permit can be denied. Some of the added wording in the ordinance was at the request of Idaho State Police and the Federal Bureau of Investigation to allow for background checks through their agencies.

Mayor Chadwick closed the public hearing at 8:07 p.m.

- Council Member Hershey introduced and moved to and pursuant to Idaho Code, Section 50-902, the rule requiring an ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 418-2025 be be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey aye; Wheelock aye; Salmonsen aye; Nielsen aye. The motion carried.
- Council Member Salmonsen moved to approve Ordinance 418-2025 an ordinance of the City of Star, Idaho repealing ordinance 227, the Vendor, Solicitor, Merchant Permits, enacted on January 17, 2017, as amended by Ordinance No. 136 on October 18, 2005: as amended by ordinance number 173 on February 6, 2007; providing for new requirements for Vendor, Solicitor and Temporary Merchant Permits; providing for severability; and providing for an effective date. Council Member Nielsen

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# **CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho Tuesday, June 17, 2025 at 7:00 PM

seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

# 7. ACTION ITEMS:

A. City of Star Technology Systems Policy (ACTION ITEM) B. City of Star Artificial Intelligence (AI) Policy (ACTION ITEM)

# 8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:10 p.m.



**CITY COUNCIL WORKSHOP MINUTES** 

City Hall - 10769 W State Street, Star, Idaho Tuesday, June 24, 2025 at 6:30 PM

# PUBLIC NOTICE: THIS MEETING IS BEING 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.

- CALL TO ORDER Welcome/Pledge of Allegiance Mayor Chadwick called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.
- 2. INVOCATION Councilman Wheelock led the invocation.
- 3. ROLL CALL

**ELECTED OFFICIALS:** Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock and Kevin Nielsen (via Zoom).

**STAFF:** City Clerk Shelly Tilton; Star Police Chief Zach Hessing , Assistant Planner and Sports & Recreation Director Ryan Field and Public Information Officer Dana Partridge. One member of the public was present.

# 4. FISCAL YEAR 2026 BUDGET WORKSHOP

Mayor Chadwick Provided Council Members and staff with copies of the draft working budget for fiscal year 2026 as well as reports on actual expenses and revenues for the current fiscal year. He discussed budget adjustments for the current fiscal year that were presented at the previous council meeting.

Police Chief Hessing presented his amended budget request which decreased due to Ada County's salary increases being lower than had been anticipated in his original request. His request includes two additional patrol deputies and one additional School Resource Officer as discussed during the previous budget workshop. The School Resource Officers will be utilized at Freedom Park during the summers.

Mayor Chadwick reviewed each line on both the expense and revenue sides of the proposed budget. The budget includes an additional position for the Recreation Department and a total of 6 full-time seasonal positions for Building & Grounds. Expense and revenues for impact fees are being based on 1000 building permits in the proposed budget. New vehicles and a science trailer are being included for the Sports and Recreation Departments, Ryan Field explained that the science trailer would be a way to take STEM learning to various locations for more kids to be able to participate. Property tax, including the city's forgone property tax balance, was discussed; collecting 1% of that foregone balance is included in the proposed budget. There was discussion regarding forecasting. Ways to help the local food bank were considered. Cash management and alternative options for earning additional interest were discussed and will be investigated further. The proposed budget will be presented at the next council meeting for publication approval; the budget hearing will be held in August.

# 5. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:00 p.m.

# FINDINGS OF FACT AND CONCLUSIONS OF LAW RIVER CROSSING REZONE RZ-25-02/DA-25-0

The above-entitled Rezone and Development Agreement application came before the Star City Council for their action on June 3, 2025, at which time public testimony was taken, and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

#### **Procedural History:**

#### A. Project Summary:

The Applicant is requesting approval of a Rezone from Mixed Use (MU) and Commercial (C-2) to Central Business District (CBD) with a Development Agreement. The property includes two separate parcels located at 10122 & unaddressed W. State Street in Star, Idaho and consists of 6.27 acres. The subject property is generally located near the northwest corner of W. State Street and N. Seneca Springs Way. Ada County Parcel No's S0408438855 & S0408438900.

#### B. Application Submittal:

A neighborhood meeting was held on January 22, 2025, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on March 12, 2025.

# C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 19, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 21, 2025. Notice was sent to agencies having jurisdiction in the City of Star on March 11, 2025. The property was posted in accordance with the Star Unified Development Code on April 25, 2025.

#### D. History of Previous Actions:

June 18, 2001 Council tabled applications for annexation and rezone of two parcels of land owned by Gary L. Strickland to July 23, 2001.

July 23, 2001	Council approved applications for annexation and rezone of two parcels owned by Gary L. Strickland. Parcel S0408438900 was zoned to Commercial (C-2), and Parcel S0408438855 was zoned Mixed Use (MU).
January 21, 2020	Council denied applications for appeartion $(A7-20-02)$ Development

- January 21, 2020 Council denied applications for annexation (AZ-20-02), Development Agreement (DA-20-01), and Conditional Use Permit (CU-20-02). These parcels were part of these applications that were denied.
- E. Comprehensive Plan Land Use Map and Zoning Map Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU)	Central Business District	Vacant Ground
	Commercial (C-2)		
Proposed	Central Business	Central Business District	Commercial
	District (CBD)		
North of site	Residential (R-4)	Neighborhood Residential	Rockbridge Subdivision
South of site	Residential (R-2-DA)	Estate Urban Residential	Parkstone Subdivision
East of site	Commercial (C-1)	Central Business District	Rockbridge Crossing
West of site	Rural Urban Transition	Central Business District	Single Family Residential
	(RUT)		Agricultural

#### F. Development Features.

#### **REZONE:**

The applicant is requesting approval of a rezone from Mixed Use (MU) and Commercial (C-2) Central Business District (CBD) on 6.08 acres. The property can be serviced by the Star Sewer and Water District for central sewer and water. This property may need to be annexed into the Star Sewer and Water District. The rezone request includes a development agreement.

# **DEVELOPMENT AGREEMENT**

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the property and associated uses will be 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:

- Future Development Approval of Fitness Club
- Additional Approved Uses as Requested by the Applicant and Proposed by Staff
- Dedication of Future Roadway

The applicant has submitted a rezone request for these properties in an effort to be consistent with the Star Comprehensive Plan and the Central Business District Future Land Use designation. The current zoning of the property is Mixed Use and Commercial C-1. Uses permitted in the CBD are appropriate in this area. The applicant is requesting specific approval of a Fitness Club on the north side of the property and has listed the following additional uses to be allowed as principally permitted. All uses would still be subject to approval of a Certificate of Zoning Compliance and Design Review Committee approval.

- Child Care Center
- Child Care preschool/early learning
- Church or place of worship
- Live/Work Multi Use
- Education institution public/private
- Flex space
- Gas Station of fueling station
- Health and Fitness Club
- Nursery Garden and Farm supply
- Retirement Home
- Indoor shooting Range
- Vehicle Repair; minor
- Vehicle sales and rental, service
- Vehicle washing station
- Veterinarian
- Winery, tasting room

Staff believes that the proposed Fitness Club is an appropriate use for the area. Staff is sensitive to the types of uses that may be developed along the western side of the property fronting W. State Street and adjacent to the existing residential dwelling to the west. Council should review the additionally listed uses and condition the Development Agreement accordingly.

<u>Staff is working with ITD and ACHD on access of the public backage roadway to Seneca</u> <u>Springs, Staff is recommending a condition of approval for the applicant to construct the</u> <u>collector roadway to the existing spite strip. The City will be responsible for acquiring the</u> <u>Seneca Springs access right of way. The applicant should be conditioned to construct the</u> <u>access onto Seneca Springs if the City can obtain the appropriate easements.</u>

#### H. On-Site Features:

- Areas of Critical Environmental Concern No known areas.
- Evidence of Erosion No evidence.

- Fish Habitat No.
- Floodplain No.
- Mature Trees No.
- Riparian Vegetation No.
- Steep Slopes None.
- Stream/Creek 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.
- I. Agencies Responding:

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

Ada County Highway Dist. April 28, 2025

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

No public comments have been received.

K. Comprehensive Plan and Unified Development Code Provisions:

# **Comprehensive Plan:**

8.2.3 Land Use Map Designations:

Central Business District:

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

# 8.3 Goal:

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

#### 8.4 Objectives:

- Preserve the family friendly feel of Star.
- 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.
- Work to create a vibrant Central Business District.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

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

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

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

#### **Unified Development Code:**

#### **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:

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

<u>DA DEVELOPMENT AGREEMENT</u>: 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

ZONING DISTRICT USES		
USES	CBD	
Accessory structure - Residential or Commercial	N/C	
Adult business/adult entertainment	N	
Agriculture, forestry, fishing	N	
Airport	N	
Animal care facility 1	С	
Artist studio1	Р	
Arts, entertainment, recreation facility1	С	
Asphalt plant 1	N	

Auction facility	N
Automated Teller Machine (ATM) 1	A
Automotive hobby 1	N
Automotive mechanical/electrical repair and maintenance	C
Bakery- Retail or Manufacturing	Р
Bar/tavern/lounge/drinking establishment	Р
Barbershop/styling salon	Р
Bed and breakfast	Р
Beverage bottling plant	N
Boarding house	N
Brewery/Distillery	Р
Brewpub/Wine Tasting	Р
Building material, garden equipment and supplies	Р
Campground/RV park 1	N
Caretaker Unit 1	N
Cement or clay products manufacturing	N
Cemetery 1	N
Chemical manufacturing plant 1	N
Child Care center (more than 12) 1	С
Child Care family (6 or fewer) 1	A
Child Care group (7-12) 1	C
Child Care-Preschool/Early Learning1	C
Church or place of religious worship <sub>1</sub>	C

Civic, social or fraternal organizations	P
Concrete batch plant 1	N
Conference/convention center	Р
Contractor's yard or shop 1	N
Convenience store	С
Dairy farm	N
Drive-through establishment/drive-up service window 1	С
Dwelling:	
Multi-family 1	N
Secondary 1	N
Single-family attached	N
Single-family detached	N
Two-family duplex <sup>1</sup>	N
Live/Work Multi-Use 1	С
Educational institution, private	С
Educational institution, public	С
Equipment rental, sales, and services	С
Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Fabrication shop	N
Farm	N
Farmers' or Saturday market	C
Feedlot	N

Financial institution	Р	
Flammable substance storage	N	
Flex Space	С	
Food products processing	N	
Fracking	N	
Gasoline, Fueling & Charging station with or without	С	
convenience store 1		
Golf course/Driving Range	N	
Government office	Р	
Greenhouse, private	N	
Greenhouse, commercial	N	
Guesthouse/granny flat	N	
Healthcare and social services	P	
Healthcare and social services Health and Fitness Clubs	P C	-
		-
Health and Fitness Clubs	C	-
Health and Fitness Clubs Heliport	C N	-
Health and Fitness Clubs Heliport Home occupation 1	C N A	-
Health and Fitness Clubs Heliport Home occupation 1 Hospital	C N A P	-
Health and Fitness Clubs Heliport Home occupation 1 Hospital Hotel/motel	C N A P C	-

Kennel	N
Laboratory	р
Laboratory, medical	Р
Laundromat	Р
Laundry and dry cleaning	Р
Library	Р
Manufactured home 1	N
Manufactured home park 1	N
Manufacturing plant	N
Meatpacking plant	N
Medical clinic	Р
Mining, Pit or Quarry (excluding accessory pit) 1	N
Mining, Pit or Quarry (for accessory pit) 1	A
Mortuary	N
Multiple Use Building 1	С
Museum	Р
Nursery, garden center and farm supply	С
Nursing or residential care facility 1	C
Office security facility	Р
Parking lot/parking garage (commercial)	С
Parks, public and private	Р
Pawnshop	Р
Personal and professional services	Р

Pharmacy	Р
Photographic studio	Р
Portable classroom/modular building (for private & public Educational Institutions) <sup>1</sup>	Р
Power plant	N
Processing plant	N
Professional offices	Р
Public infrastructure; Public utility major, minor and yard $_1$	С
Public Utility Yard	N
Recreational vehicle dump station	N
Recycling center	N
Research activities	Р
Restaurant	Р
Retail store/retail services	Р
Retirement home	С
Riding Arena or Stable, Private/ Commercial	N
Salvage yard	N
Sand and gravel yard	N
Service building	Р
Shooting range (Indoor/Outdoor)	C/N
Shopping or Commercial center	C
Short Term Rentals 1	A

Solid waste transfer station	N
Storage facility, outdoor (commercial)1	N
Storage facility, self-service (commercial)1	N
Swimming pool, commercial/public	Р
Television station	N
Temporary living quarters 1	N
Terminal, freight or truck 1	N
Truck stop	N
Turf farm	N
Vehicle emission testing 1	Р
Vehicle impound yard 1	N
Vehicle repair, major 1	N
Vehicle repair, minor 1	C
Vehicle sales or rental and service 1	C
Vehicle washing facility 1	C
Vehicle wrecking, junk or salvage yard1	N
Veterinarian office	C
Vineyard	N
Warehouse and storage	N
Wholesale sales	C
Winery	N
Wireless communication facility 1	С
Woodworking shop	N

The Applicant is asking for the following uses to be principally permitted in the CBD for this application.

- 1. Child Care Center
- 2. Child Care preschool/early learning
- 3. Church or place of worship
- 4. Live/Work Multi Use
- 5. Education institution public/private
- 6. Flex space
- 7. Gas Station of fueling station
- 8. Health and Fitness Club
- 9. Nursery Garden and Farm supply
- **10. Retirement Home**
- **11. Indoor shooting Range**
- 12. Vehicle Repair; minor
- 13. Vehicle sales and rental, service
- 14. Vehicle washing station
- 15. Veterinarian
- 16. Winery, tasting room

\*All uses will still go through the Certificate of Zoning Compliance process and Design Review, as necessary.

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

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

Notes:

- 1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
- 2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
- 3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
- 4. As approved by the Fire District.

35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

# 8-1B-1C: ANNEXATION AND ZONING (REZONE) FINDINGS:

- 1. The map amendment complies with the applicable provisions of the Comprehensive Plan. *The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:* 
  - ✓ Protection of property rights.
  - ✓ Adequate public facilities and services are provided to the people at reasonable cost.
  - ✓ Ensure the local economy is protected.
  - ✓ Encourage urban and urban-type development and overcrowding of land.
  - Ensure development is commensurate with the physical characteristics of the land.

The goal of the Comprehensive Plan for 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 City must find compliance with the Comprehensive Plan. The Council finds that this rezone is in compliance with the Comprehensive Plan.

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

The Council finds that the proposal complies with the proposed district and purpose statement. The purpose of the central business district is to provide for commercial, retail, civic, office, and entertainment uses. Council finds that this request is consistent with the statement. 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council finds that there is no indication from the material and testimony submitted that the rezoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

*The Council finds this rezone is reasonably necessary for the orderly development of the City.* 

# Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on June 3, 2025, at which time testimony was heard, and the public hearing was closed. The City Council made their decision at that time.

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

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Chris Todd. Applicant
- Shane Jiminez, Applicant
- Randy Bates, Representative Rockbridge HOA
- Kathy Freeman
- Taylor Bateman

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

None

# **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed rezone application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the development. Review and discussion included future land uses, collector roadway extension and access. The Council accepted staff's recommended conditions of approval on the application. Council included additional conditions of approval in their motion. Council concluded that the Applicant's request, as will be conditioned as part of the development agreement, meets the requirements for the rezone. Council hereby incorporates the staff report dated June 3, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

#### **Statement of Compliance:**

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

Council added to the Development Agreement the following conditions of approval to their decision to approve the application to include the following:

- The Council approves the proposed conceptual plan and allows the phasing of the collector roadway.
- The applicant shall participate in proportionate share fees for the future signal light at Seneca Springs and W. State Street with a \$3.46 per total square foot of all future structures within the development. These fees shall be paid to the City prior to issuance of building permits for each individual building.
- Applicant shall adequately buffer the neighboring residential use to the west. This shall be reviewed as part of the future Certificate of Zoning Compliance and Design Review process for all uses on the western side of the property.
- Applicant shall provide a greenscape buffer along the northern side of the property, to include arborvitae or similar evergreen landscaping. This shall be reviewed as part of the future Certificate of Zoning Compliance and Design Review process for all uses on the northern side of the property.
- The following Conditional Use's are approved as part of this application. These uses are subject to Certificate of Zoning Compliance and Design Review approval. The uses include:
  - Fitness Center/Facility Only north of collector roadway
  - Shooting Range Only south of collector roadway
  - Live/Work Only south of collector roadway
  - Drive-Thru's Only south of collector roadway
- Any Portable classrooms shall require a CUP approval from Council.
- Council recommends that the applicant reach out to the Rockbridge HOA to negotiate potential acquisition of landscape strip adjacent to Seneca Springs.
- The applicant shall meet all requirements of the Star Fire District regarding emergency access and turn-around within the development.

# **Council Decision:**

The Council voted 4-0 to approve the Rezone and Development Agreement on June 3, 2025.

Dated this  $1^{st}$  day of July, 2025.

Star, Idaho

ATTEST:

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

Shelly Tilton, City Clerk

# FINDINGS OF FACT AND CONCLUSIONS OF LAW JEREMY & SABRINA NEWBERRY ANNEXATION AZ-25-02/DA-25-04

The above-entitled Annexation, Zoning and Development Agreement application came before the Star City Council for their action on June 17, 2025, at which time public testimony was taken, and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

# **Procedural History:**

#### A. Project Summary:

The Applicant is requesting approval of Annexation and Zoning (R-1), and a Development Agreement. The property is located on N. Echo Summit Way in Star, Ada County, Idaho, and consists of 10.96 acres. The subject property is generally located on the corner of N. Echo Summit Way and N. Summit Place, south of W. Lanktree Gulch Road in Hillsdale Estates Subdivision No. 5 (Lot 8, Block 6). Ada County Parcel No. R3626150220.

#### B. Application Submittal:

A neighborhood meeting was held on April 1, 2025, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on April 3, 2025.

# C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on May 31, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 24, 2025. Notice was sent to agencies having jurisdiction in the City of Star on April 24, 2025. The property was posted in accordance with the Star Unified Development Code on June 5, 2025.

#### D. History of Previous Actions:

There have been no previous requests through the City for development of this property.

	Zoning Designation	<b>Comp Plan Designation</b>	Land Use
Existing	Rural Residential (RR)	Low Density Residential	Vacant Ground
Proposed	Residential (R-1)	Low Density Residential	Single Family Residential
North of site	Rural Residential (RR)	Low Density Residential	Hillsdale Estates
			Subdivision
South of site	Residential (R-1))	Estate Rural Residential	Candau Estates
			Subdivision
East of site	Residential (R-1)	Low Density Residential	Hillsdale Estates
			Subdivision
West of site	Residential (R-1)	Low Density Residential	Hillsdale Estates
			Subdivision

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#### F. Development Features.

#### **ANNEXATION/REZONE:**

The annexation and rezone request from Rural Residential (RR) to Low Density Residential (R-1) on the applicant's property will bring the applicants property into the City of Star and allow for the benefits afforded to citizens within the City. The current Comprehensive Plan Land Use Map designates this property as Low Density Residential, with an allowed density of 1 dwelling units per acre. Any future uses will be required to meet all requirements within the current Unified Development Code. The requested zoning designation and future plans by the property owner meets the intent of the Comprehensive Plan. The annexation request includes a development agreement that provide conditions of annexation to ensure compliance with City codes and plans.

#### **DEVELOPMENT AGREEMENT**

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the property and all future uses will be compatible and meet the intent of the City. Items that should be considered by the applicant and Council include the following:

- ITD Proportionate Shares
- Dedication of Requested Sewer District Easements
- Future Emergency Services Mitigation Fees
- Future Development Standards

- H. On-Site Features:
  - Areas of Critical Environmental Concern No known areas.
  - Evidence of Erosion No evidence.
  - Fish Habitat No.
  - Floodplain No.
  - Mature Trees No.
  - Riparian Vegetation No.
  - Steep Slopes Yes, 20% of slopes greater than 15%.
  - 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.
- I. Agencies Responding:

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

Idaho Transportation Department	April 29, 2025
Ada County Development Services	April 29, 2025
City of Star Engineering Department	May 7, 2025
ACHD	June 3, 2025

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

No public comments have been received.

K. Comprehensive Plan and Unified Development Code Provisions:

# **Comprehensive Plan:**

8.2.3 Land Use Map Designations:

Low Density Residential:

Suitable primarily for single family residential use. Densities in this land use area are a <u>maximum of 1 dwelling unit per acre</u>. It is the intent of this land use designation to provide larger lots and help transition from higher densities to the Rural Residential land uses, typically to the north of the City. Densities may be limited due to the availability of infrastructure however sewer and water may be extended to serve these properties where available, and wells and septic systems may be permitted for lots in this land use

designation if approved by the applicable Health Department. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. Clustering is allowed to preserve open space.

#### 8.3 Goal:

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

#### 8.4 Objectives:

- Preserve the family friendly feel of Star.
- 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.
- Work to create a vibrant Central Business District.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.
- 8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas
  - A. Create a "Rural Residential" land use zoning designation for rural lots to permanently remain as a part of the city in strategic locations and terminate rezones to the Rural Transitional (RT).
  - B. Rural Residential areas help to preserve Star's rural feel and huge manicured "Rural Residential" lots are discouraged in order to preserve land for more rural/agricultural type use. The manicured home site areas on these properties should be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.
  - C. Modified street sections with dark sky lighting standards should be encouraged in Rural Residential land use areas.
  - D. When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided
for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting rural residential lots.

- E. Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.
- F. Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size.
- G. Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.
- H. Add an Agricultural (A) zoning designation within the zoning code to allow for large parcels of land to be annexed into the city as either agricultural use or as agricultural use transitioning in the future to city rural residential or urban lots.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

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

# **Unified Development Code:**

# **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

JEREMY & SABRINA NEWBERRY FFCL FILE NO. AZ-25-02/DA-25-04

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.

<u>DA DEVELOPMENT AGREEMENT</u>: 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

Zoning District Uses	R-1
Dwelling:	
Multi-family 1	A
Secondary 1	Р
Single-family attached	Р
Single-family detached	Р
Two-family duplex <sup>1</sup>	N
Live/Work Multi-Use 1	

	Maximum Height	Minimum Yard Setbacks Note Conditions			
Zoning District	Note Conditions	Front (1)	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	20'

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

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

# 8-3B-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 directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.
- C. Urban style development, as guided by provisions within the compressive plan and this Title, is required to limit urban sprawl, however, densities of no more than 1 to 2 dwelling units per acre are to be designed within the floodplain, ridgeline

developable areas and hillside developable areas (both as defined within the comprehensive plan).

- D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.
- E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.
- F. All new residential, accessory uses or additions/remodels within the residential zones shall pave all unpaved driveways to the home.
- G. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.
- H. In any development that requires a traffic signal as part of the approval process, the developer shall be responsible for providing an Emergency Opticom System to the intersection.
- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
  - a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
  - b. Subdivision CC&R's preventing further redevelopment;
  - c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot	Allowed Immediately	Allowed Immediately
Sizes	Adjacent Minimum Lot	Across the Road from
	Size	Transitional Lot
Lots larger than 1.1-acre	1 acre lots	<sup>1</sup> / <sub>2</sub> acre lots
Lots of 1 to 1.1-acre	<sup>1</sup> / <sub>2</sub> acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

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

#### 8-3B-4 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



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

# 8-1B-1C: ANNEXATION AND ZONING (REZONE) FINDINGS:

 The map amendment complies with the applicable provisions of the Comprehensive Plan. The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include: ✓ Protection of property rights.

- Adequate public facilities and services are provided to the people at reasonable cost.
- ✓ Ensure the local economy is protected.
- ✓ Encourage urban and urban-type development and overcrowding of land.
- ✓ Ensure development is commensurate with the physical characteristics of the land.

The goal of the Comprehensive Plan for 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 City must find compliance with the Comprehensive Plan. The Council finds that this rezone is in compliance with the Comprehensive Plan.

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

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range.

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

The Council finds that there is no indication from the material and testimony submitted that the rezoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council finds this annexation and zoning is reasonably necessary for the orderly development of the City.

#### Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on June 17, 2025, at which time testimony was heard, and the public hearing was closed. The City Council made their decision at that time.

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

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Jeremy Newberry, Applicant
- Todd Collins
- Brent Loosli

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

None

#### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed rezone application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the development. Review and discussion included future land uses, deed concerns with neighboring property owners and access. The Council accepted staff's recommended conditions of approval on the application. Council concluded that the Applicant's request, as will be conditioned as part of the development agreement, meets the requirements for the rezone. Council hereby incorporates the staff report dated June 17, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

#### **Statement of Compliance:**

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

Council added to the Development Agreement the following conditions of approval to their decision to approve the application to include the following:

• The applicant shall pay ITD proportionate shares and emergency mitigation fees for all new, residential structures.

# **Council Decision:**

The Council voted 4-0 to approve the Rezone and Development Agreement on June 17, 2025.

Dated this  $1^{st}$  day of July, 2025.

Star, Idaho

ATTEST:

By: \_\_\_\_\_

Trevor A. Chadwick, Mayor

Shelly Tilton, City Clerk

# FINDINGS OF FACT AND CONCLUSIONS OF LAW CLEAR SKIES THERAPY FILE NO. CU-25-02

The above-entitled Conditional Use Permit land use application came before the Star City Council for their action on June 17, 2025, at which time public testimony was taken, and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

# **Procedural History:**

#### A. Project Summary:

The Applicant is requesting approval of a Conditional Use Permit for a proposed Multiple Use Building consisting of commercial and residential. The property is located at 211 S. Main Street in Star, Ada County, Idaho. The subject property is generally located on the west side of S. Main Street, south of W. State Street. Ada County Parcel No. R4239263040.

# B. Application Submittal:

A neighborhood meeting was held on November 20, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on May 20, 2025.

#### C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on May 31, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on May 29, 2025. Notice was sent to agencies having jurisdiction in the City of Star on May 20, 2025. The property was posted in accordance with the Star Unified Development Code on June 5, 2025.

#### D. History of Previous Actions:

There have been no previous requests through the City for development of this property.

# E. *Comprehensive Plan Land Use Map and Zoning Map Designations:* No Information Provided

# F. Development Features.

#### **CONDITIONAL USE PERMIT:**

The applicant is requesting approval of a Conditional Use Permit for an approximately 3,388 square feet, two story, mixed-use building. The main level will include five professional offices that provide privacy for counseling and mental health services. A sixth room will serve as a breakout room to be used as needed by the therapists. The second story will have three furnished bedrooms and a shared living space. The intent of the upper level is to provide housing for traveling nurses working in the facility of the local area. The property is currently zoned Central Business District (CBD). The Unified Development Code, Section 8-3A-3 requires all mixed-use developments/buildings to be approved through a Conditional Use Permit.

Section 8-4B-3 requires one parking space for each bedroom and one parking space for every 250 square feet of gross space for office, business or professional uses. The proposed building (residential and commercial) would require 10 parking spaces. The Applicant is proposing 11 external spots, 1 of which will be ADA accessible. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing to install an EV charging station and will have a bicycle rack on the southwest corner of the building.

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

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

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

Access is proposed to be taken off South Main Street on the north of the property via a private drive aisle.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out 15 feet for the drive aisle. As this is not aligned with code, the proposed width of the drive aisle will require approval from the Fire District.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial setbacks. A 15' setback is required from the north property line when adjacent to a residential use. This setback has been provided.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. **The Applicant has provided a landscape plan with this application. It appears the plan shows street trees along Main Street that meet this requirement.** 

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

The Applicant will use residential garbage cans and not a dumpster. Given the use of the facility, staff is supportive of this approach.

<u>The Applicant has indicated lighting on the site plan. All lighting will need to be</u> <u>submitted and reviewed as part of the Design Review/CZC process. Staff recommends low</u> <u>lighting within the parking and access areas to avoid light pollution to surrounding</u> <u>neighbors.</u>

The Applicant will be responsible for constructing 5-foot-wide, a detached sidewalk along South Main Street for the entirety of their property frontage.

The neighboring northern property owner has requested fencing be installed along the property line to protect their residential use. <u>Staff is supportive of this request and</u> recommends that the applicant install a 6' solid vinyl fence along the northern boundary of the property to help with light trespass and noise from cars for the residential neighbor.

- H. On-Site Features: No Information Provided
- I. Agencies Responding:

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

Star City Engineer	May 27, 2025
Republic Services	May 20, 2025
Star Sewer & Water District	May 27, 2025

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

Email from 163 S. Main Street Neighbor June 3, 2025

K. Comprehensive Plan and Unified Development Code Provisions:

# **Comprehensive Plan:**

8.2.3 Land Use Map Designations:

**Central Business District** 

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

# 8.3 Goal:

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

#### 8.4 Objectives:

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

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

• The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.

- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.
- 8.5.6 Policies Related Mostly to the Commercial Planning Areas:
  - Assist in the provision of coordinated, efficient, and cost-effective public facilities • and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights. B. Encourage commercial facilities to locate on transportation corridors. C. Locate neighborhood services within walking distance to residential development. D. Discourage the development of strip commercial areas. E. Maintain and develop convenient access and opportunities for shopping and employment activities. F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.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.

# **Unified Development Code:**

#### 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, upon approval by Council.

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. Traffic studies may be required by the transportation authority prior to acceptance of an application.

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following zoning districts are hereby established for the interpretation of this title, the

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

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

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

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

ZONING DISTRICT USES	
Multi-Use Building	С

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

	Maximum Height	Minimum Yard Setbacks Note Conditions				
ZoningNoteDistrictConditions	Front (1)	Rear	Interior Side	Street Side		
CBD	35'	0'	0'	0' 4	0'	

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

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

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

4. As approved by the Fire District.

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

Boarding houses, lodging houses,	1 for each sleeping room or 1 for each
dormitories and fraternity houses which have	occupant, whichever number is greater

sleeping rooms	
Offices, business and professional	1 per 250 square feet of gross floor area

# 8-5-24: MULTIPLE USE BUILDING:

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

#### A. General Standards:

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

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

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

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

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

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

 That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located. *The Council finds nothing in the record indicating that the site of the proposed use*

would not be large enough to accommodate the proposed use or meet all of the dimensional

and development regulations in the district in which the use would be located. <del>Council placed</del> <del>specific conditions of approval to address parking and traffic concerns.</del>

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

The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose. The Future Land Use Map designates this property as **Public Use** Central Business District.

- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area. *The Council finds that operation of the proposed use would be compatible with the other uses in the general area. Council placed specific conditions of approval to address parking and traffic concerns. Council also*-placed conditions of approval regarding fencing along adjacent properties.
- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

*The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity. Council placed specific conditions of approval to address parking and traffic concerns*. *Council also placed conditions of approval regarding fencing along adjacent properties.* 

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

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

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

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

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

*constructed with imposed conditions of approval, would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Council placed specific conditions of approval to address parking and traffic concerns*.

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

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

# Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on June 17, 2025, at which time testimony was heard, and the public hearing was closed, and the Council made their decision at that time.

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

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Melissa Kohler

c. Public sign-ins that did not testify:

- Ryan Kohler
- Amy Groves

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

None

#### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed conditional use permit application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the proposed land use. Review and discussion included site plan/layout, access and circulation, landscape buffering and fencing. The Council included Staff recommended conditions of approval to address the specific concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated June 17, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

# **Statement of Compliance:**

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

# **Conditions of Approval:**

- 1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. Prior to submittal of a building permit, the applicant shall submit a certificate of zoning compliance and design review application for review and approval, meeting the standards of compliance with the Architectural Design Guidelines.
- 3. The Applicant shall install a solid fence along the northern boundary of the property to prevent light trespass. The applicant shall submit a revised landscape plan with the certificate of zoning compliance and design review application showing fencing detail along the northern property line for review and approval by Staff.
- 4. The Applicant shall provide a detailed site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.
- 5. The Applicant shall submit a Floodplain Development Application for approval to the City Engineer prior to any site work commencing. The Applicant shall abide by all requirements for compliance with building in the floodplain.
- 6. 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.
- 7. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
- 8. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
- 9. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
- 10. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
- 11. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
- 12. A Certificate of Zoning Compliance will be required prior to the start of construction.
- 13. Any additional Condition of Approval as required by Staff and City Council.
- 14. Any Conditions of Approval as required by Star Fire Protection District.
- 15. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash

picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.

16. Any additional Condition of Approval as required by Staff and City Council.

#### **Council Decision:**

The Council voted 4-0 to approve the Clear Skies Therapy Conditional Use Permit on June 17, 2025.

Dated this 1<sup>st</sup> day of July 2025.

Star, Idaho

Trevor A. Chadwick, Mayor

Ву: \_\_

ATTEST:

Shelly Tilton, City Clerk



# CITY OF STAR

# LAND USE STAFF REPORT

TO: Mayor & Council

City of Star Planning Department She 7. Muh FROM:

#### **MEETING DATE:** July 1, 2025 – PUBLIC HEARING

**FILE(S)** #: AZ-25-01 – Annexation & Zoning DA-25-03 Development Agreement PP-25-01 Preliminary Plat for Milestone South Subdivision

#### **OWNER/APPLICANT/REPRESENTATIVE**

**Applicant/Representative:** 

**Kyle Prewett Toll Southwest LLC** 3103 W. Sheryl Dr., Ste. 100 Meridian, Idaho 83642

**Owner: Richard Zamzow** 5346 W. Wylie Lane Boise, Idaho 83709

#### REQUEST

**Request:** The Applicant is requesting approval of an Annexation & Zoning Rezone (R-4-DA), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 34 residential lots and 3 common lots. The property is located on the northwest corner of W. Broken Arrow Street and N. Milestone Way in Star, Ada County, Idaho, and consists of 10.01 acres with a proposed density of 3.4 dwelling units per acre.

#### **PROPERTY INFORMATION**

**Property Location:** The subject property is generally located on the north side of W. Broken Arrow Street, west of Hwy 16 and east of N. Pollard Lane. Ada County Parcel No. S0404427800.

#### **Surrounding Land Use/Designations:**

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (County)	Neighborhood Residential	Vacant/Agricultural
Proposed	Residential (R-3-	Neighborhood Residential	Single Family Residential
	DA/PUD)		
North of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch
			Subdivision
South of site	Residential (R-1)	Mixed Use (MU), Low	Magnolia Subdivision
		Density Residential	
East of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch
			Subdivision
West of site	Residential (R-3)	Estate Urban Residential	Iron Mountain Vista
			Subdivision

**Existing Site Characteristics:** The property is currently vacant and has been used for agricultural purposes.

#### Irrigation/Drainage District(s): Farmer's Union Ditch Company P.O. Box 1474 Star. Idaho 83616

**Flood Zone:** This property is not currently located in a Flood Hazzard 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.
- O Historical Assets No historical assets have been observed.
- Wildlife Habitat No known sensitive wildlife habitat observed.

#### **APPLICATION REQUIREMENTS**

Pre-Application Meeting HeldFelNeighborhood Meeting HeldMaApplication Submitted & Fees PaidApApplication AcceptedApResidents within 300' NotifiedJunAgencies NotifiedApLegal Notice PublishedJunProperty PostedJun

February 6, 2025 March 11, 2025 April 28, 2025 April 28, 2025 June 4, 2025 April 28, 2025 June 7, 2025 June 19, 2025

#### HISTORY

There have been no previous requests through the City for development of this property.

#### **ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN**

#### **UNIFIED DEVELOPMENT CODE:**

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

A. Process:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards\_of the proper district.

2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any

annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

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 one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. 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 ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.

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.

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

# 8-1E-1: TERMS DEFINED:

<u>R RESIDENTIAL DISTRICT</u>: 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.

<u>DA DEVELOPMENT AGREEMENT</u>: 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-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

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

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and

septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(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.

ZONING DISTRICT USES	R
Dwelling:	
Multi-Family	С
Secondary	А
Single Family Attached	Р
Single Family Detached	P
Two-Family Duplex	Р
Live/Work Multi-Use	Ν

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

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

Notes:

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

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

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

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

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



- 2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
- 5. Additional landscaping buffers may also be required.
- 2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
- b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
- c. <u>101 and over units = minimum of 10 architectural styles</u> <u>and/or floorplans</u>
- Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

# 8-4A-21: MAILBOXES:

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



# 8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - 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: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

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

1. <u>The total land area of all common open space shall equal or exceed fifteen percent</u> (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

2. Each development is required to have at least one site amenity.

3. <u>One additional site amenity shall be required for each additional twenty (20) acres of</u> <u>development area, plus one additional amenity per 75 residential units</u>.

4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. <u>Qualified Usable Area Open Space</u>: The following qualifies to meet the usable area open space requirements:

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

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas, as determined by the Administrator;

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

d. A plaza.

e. <u>Common lots that include a pathway providing local or regional</u> <u>connectivity that is a minimum of 20' in width.</u>

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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

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

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

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. <u>Picnic area</u>; or
- 5. Recreation amenities:

a. <u>Swimming pool with an enlarged deck and changing and restroom facility</u> (pools shall count towards 3 required site amenities).

b. Children's play structures.

c. Sports courts.

d. Additional open space in excess of 10% qualified usable space.

e. RV parking for the use of the residents within the development.

f. School and/or Fire station sites if accepted by the district.

g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

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

6. Community Gardens.

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

E. Maintenance:

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

# 8-6A-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 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 maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

- Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
- 2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
- 3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
- 4. Additional information on the preliminary plat and separately submitted information to include the following:
  - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;

- b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
- c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
- d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
- e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
- f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
- g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
- h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
- i. Any flood zone information including FEMA FIRM panels;
- j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
- k. Phasing plan showing all proposed phases of the development;
- I. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
- m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
- n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
- Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
- p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
- q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;

- r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
- s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
- 5. Additional information in the application as determined by the administrator may include the following:
  - a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
  - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

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

c. 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.

#### **COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

#### 8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational

opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.

E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
  - Require more open space and trees in subdivisions.

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

**18.4 Implementation Policies:** 

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

#### PROJECT OVERVIEW COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

#### **ANNEXATION/REZONE:**

The Annexation and Zoning request of the 10.01 acres from County (RUT) to Residential (R-4-DA) on the applicant's property will allow for the development of the property in a manner that will be consistent with the intent of the current Comprehensive Plan Map. The Future Land Use Map designates the property as Neighborhood Residential. The overall density of the development is 3.40 dwelling units per acre, which is consistent with the Neighborhood Residential (Maximum 5 Units per Acre) land use designation.

The Comprehensive Plan encourages 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 (Goal 8.3). The Estate and Neighborhood Residential Land Use designation encourages urban style development densities to limit urban sprawl (Policy 8.3). The Plan also encourages flexibility in site design and innovative land uses and supports well-planned, pedestrian-friendly developments (8.5.9), and encourages commercial facilities to locate on transportation corridors. (Policy 8.5.6)

#### **PRELIMINARY PLAT:**

The applicant is requesting approval of the Preliminary Plat for Milestone Ranch South Subdivision on 10.01 acres. The plat includes a total of 37 lots, including 34 single family detached residential lots and 3 common/open space lots.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The development will be accessed from the existing N. Milestone Way off of W. Broken Arrow Street. All proposed roads will be public. Applicant is proposing all internal roads to be a minimum of 36 feet wide from back of curb to back of curb, built within a 50-foot wide right of way. This phase of the development will have access to the amenities in Milestone Ranch Subdivision. The preliminary plat total open space equates to 2.56 acres or 25.6%. The preliminary plat qualified open space area is 2.07 acres or 20.7%.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

<u>Sidewalks</u>

Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along W. Broken Arrow Road will be seven-foot-wide and detached. There will be a 40-foot landscape buffer along W. Broken Arrow Street.

<u>Lighting</u>

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 streetlight plan and design with the application packet. The proposed design satisfies City code. The proposed plan and light fixtures are aligned with city code/standards. The streetlights should be the same in all phases of Milestone Ranch.

<u>Street Names</u>

Applicant has not provided approval from Ada County that the proposed street names are approved. This will be required at final plat.

Subdivision Name

Applicant has provided approval from Ada County that the proposed subdivision name is approved.

<u>Landscaping</u> - 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.

- <u>Setbacks</u> The applicant is proposing setbacks that are compliant with current Code standards.
- <u>Block lengths</u> All blocks appear to meet the 750' or less block length requirement and will not require a waiver from the Council.
- <u>Mailbox Cluster</u> Applicant has provided approval from the Star Postmaster to use the existing Milestone Ranch mailbox clusters for this development. That approval is part of the application. Mailbox clusters shall be covered and provided with lighting.
- <u>Phasing</u> The Applicant is proposing build out in a single phase.
- <u>Mitigation fees</u> All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- <u>Future Home Elevations/Building Permits</u> The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. <u>The applicant has</u> <u>submitted building elevations for review by Staff and Council. Not all of the</u> <u>submitted elevations satisfy UDC Section 8-3B-3 by having a minimum of 3</u> <u>architectural elements on the front of the home. Houses that back up top W.</u> <u>Broken Arrow Road will also need to have architectural elements on the rear of the home.</u>
- <u>Structure Height</u> Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- <u>Fencing</u> Applicant is proposing all fencing along residential lots that border a common/open area be 5 feet high open vision fence. Wrought Iron or other approved equal fence. The applicant shall provide a fencing plan for the perimeter of the property to include fence location and type, prior to signing the mylar.

#### **DEVELOPMENT AGREEMENT**:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners 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:

- Future Development;
- ITD Proportionate Share Fees;
- Street Trees;
- Compliance With Weed Abatement Code;

- Emergency Mitigation Fees;
- Future Residential Building Elevations;

#### AGENCY/DEPARTMENT RESPONSES

ACHD Star Fire District Idaho Transportation Dept.

January 8, 2024 February 28, 2024 January 8, 2024

#### **PUBLIC RESPONSES**

No public comments have been received to date.

#### **STAFF ANALYSIS & RECOMMENDATIONS**

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 maximum allowed density of 3.40 dwelling units per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) 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.*

#### **CONDITIONS OF APPROVAL**

- 1. The approved Preliminary Plat for the Milestone Ranch South 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. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.
- 3. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.
- 4. All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.

- 5. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.
- 6. The applicant shall provide approval from Ada County for the proposed street names. This will be required prior to signing the mylar.
- 7. The applicant shall provide a fencing plan for Staff review and approval prior to signing the mylar.
- 8. 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.
- Street trees along the private street shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
- 10. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
- 12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 13. 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.
- 14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 15. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 16. 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.
- 17. 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.

- 18. 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.
- 19. All common areas shall be owned and maintained by the Homeowners Association.
- 20. 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.**
- 21. A sign application is required for any subdivision signs.

#### 22. Any additional Condition of Approval as required by Staff and City Council.

#### **COUNCIL DECISION**

The Star City Council \_\_\_\_\_\_ File Numbers AZ-25-01, PP-25-01, and DA-25-03 for Milestone Ranch South Subdivision on \_\_\_\_\_\_, 2025.





# PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION

PROPERTY LOCATED IN THE SE  $\frac{1}{4}$  of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,



40'

MAILBOX

SECTION LINE

SIGN

# VICINITY MAP N.T.S COVER SHEET NATURAL FEATURES MAP PRELIMINARY PLAT PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND
- 2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE
- CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD). 3. 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION
- 4. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUND WATER
- OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS
- 6. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LAND USE SUMMARY	
TOTAL AREA	10.01 AC
RESIDENTIAL LOTS	34
COMMON LOTS	3
RESIDENTIAL LOT AREA	5.81 AC
COMMON LOT AREA	2.25 AC
RIGHT OF WAY AREA	1.95 AC
GROSS DENSITY	3.40 UNITS/AC
NET DENSITY	5.85 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,850 SF
AVERAGE RESIDENTIAL LOT SIZE	7,441 SF

OPEN SPACE SUMMARY		
QUALIFIED USABLE OPEN SPACE AREA	2.07 AC	
PERCENT QUALIFIED USABLE OPEN SPACE	20.7%	
COMMON OPEN SPACE AREA	2.56 AC	
PERCENT COMMON OPEN SPACE	25.6%	
BUILDING SETBACK REQUIREMENTS		
SETBACK STANDARDS R-4 ZONE		
FRONT (TO LIVING AREA)	15'	
FRONT (TO GARAGE)	20'	
REAR	15'	
INTERIOR SIDE	7.5'	
	7.0	

**SURVEYOR** ESE CONSULTANTS, INC. JOHN CAYTON, P.L.S. 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 jcayton@eseconsultants.com PHONE: (425) 502-2524

# DEVELOPER TOLL SOUTHWEST LLC HANNAH SHURANCE

3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 hshurance@tollbrothers.com PHONE: (520) 870-4501

<u>OWNER</u> RICHARD ZAMZOW 5346 W. WYLIE LN BOISE, IDAHO 83709

# **PLANNER** TOLL SOUTHWEST LLC

KYLE PREWETT 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 kprewett@tollbrothers.com PHONE: (208) 576-3625

#### **ENGINEER** ESE CONSULTANTS, INC.

ANNA HIRNING, P.E. 3103 W. SHERYL DRIVE, SUITE 100

MERIDIAN, IDAHO 83642 ahirning@eseconsultants.com PHONE: (208) 813-1399





PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

March 24<sup>th</sup>, 2025

City of Star Planning and Zoning Department 10769 W State St Star, ID 83669

# **RE:** Milestone Ranch South Subdivision – Annexation & Zoning and Preliminary Plat Application

Dear Planning Staff, Mayor, and City Council,

Toll Southwest LLC is pleased to present applications for annexation and zoning, and preliminary plat for the Milestone Ranch South Subdivision (the "Project"). The Project will be a single-family residential community with 34 homes, all constructed by Toll Brothers. The Project will be developed as an extension of the neighboring Milestone Ranch Subdivision and Milepost Commons Subdivision. The City approved Milestone Ranch Subdivision on October 12, 2021, and the City approved Milepost Commons Subdivision on March 5, 2024. Both Milestone Ranch Subdivision and Milepost Commons Subdivision are being developed by Toll Brothers and, internally, Toll Brothers refers to these projects collectively as Milestone Ranch. The Project will be fully integrated into Milestone Ranch with shared common areas, amenities, public roads, and pedestrian connections.

The Project will help meet the City's need for housing with a first-class residential community that offers quality architecture and thoughtful open-space amenities.

#### **Property Overview**

The Project will be constructed on Parcel No. S0404427800, which is 10.01 acres located at 0 W Broken Arrow Street, at the northwest corner of Highway 16 and W Broken Arrow Street. *Figure 1* is a vicinity map with the Property outlined in black.

The Project is currently zoned in Ada County under the Rural Urban Transition zoning designation. The Project's proposed zoning designation is Residential District R-4. The City's Future Land Use Map designates the Property as Neighborhood Residential with 3-5 units/acre density, which supports the proposed R-4 zoning designation. The land uses and zoning adjacent to the Property are as follows:

- 1. North is Toll Brothers' Milestone Ranch Subdivision which is annexed into the City of Star with an R-5-DA zoning designation.
- 2. South is Magnolia Subdivision which is annexed into the City of Star with an R-1-DA zoning designation.

- 3. East is Toll Brothers' Milestone Ranch Subdivision which is annexed into the City of Star with an R-5-DA zoning designation.
- 4. West is Iron Mountain Vista Subdivision which is annexed into the City of Star with an R-3-DA zoning designation.

The site is relatively flat with elevations that vary from 2,540 at the northwestern property boundary, to 2,527 at the approximate mid-point of the property, and 2,524 at the southeastern property boundary.



I.

Figure 1

#### Annexation & Zoning Application

The proposed annexation and zoning of the Project provides assurances for the annexation standards listed in Title 8, Chapter 1, Article B of the City of Star Municipal Code.

# 1. <u>The annexation and zoning complies with the applicable provisions of the comprehensive plan;</u>

The proposed density of the Project, 3.4 units/acre, adheres to the standards of the Neighborhood Residential comprehensive plan designation. Neighborhood Residential is suitable primarily for single-family residential use with densities between 3 and 5 units per acre.

#### 2. <u>The annexation and zoning complies with the regulations outlined for the proposed</u> <u>district;</u>

Single-family detached residential is a permitted use in the Residential District. All homes in the Project will adhere to the R-4 zoning district dimensional standards.

# 3. <u>The annexation and zoning shall not be materially detrimental to the public health, safety, and welfare;</u>

Single-family detached residential, as a permitted use for the requested zoning designation, will not be materially detrimental to the public health, safety, and welfare of the citizens of Star.

#### 4. <u>The annexation and zoning shall not result in an adverse impact upon the delivery of</u> services by any political subdivision providing public services within the City:

In complying with the comprehensive plan and regulations for the proposed zoning designation, public services will not be adversely impacted, outside of traffic, which can be expected as the City of Star experiences growth.

#### 5. <u>The annexation and zoning (as applicable) is in the best interest of the City.</u>

Other than a few approximate 1-acre sized lots zoned in Ada County to the southwest, the subject site is surrounded on all sides by City limits and this project can be considered orderly development of the City.

#### **Preliminary Plat Application**

The Project is a residential community with 34 single-family detached lots and 3 common lot. Residential lots will range from 6,850 square feet to 13,721 square feet. The average residential lot size is 7,441 square feet. The Project meets the City's requirements for lot size and density in the R-4 zoning district.

General Project Overview		
Single-family residential lots	34	
Common lots	3	
Single-family residential area	5.81 Acres	
Open Space area	2.56 Acres (25.6%)	
Qualified Usable Open Space	2.07 Acres (20.7%)	
Density	3.40 DU/Acre	

The Project will be built in one (1) phase. The anticipated timing for the final platting of the phase is the Summer of 2026. This date is subject to change depending on market conditions.

#### **Access and Transportation**

Ada County Highway District and the Idaho Department of Transportation standards determine that a traffic impact study is not required for the Project because it totals less than 100

dwelling units. The Project's primary access will be from W Broken Arrow Street via N Milestone Way.

W Broken Arrow Street will be widened with 30 feet of right-of-way to the centerline along the project's frontage and will feature 7-foot detached sidewalks. There is a 40-foot landscape buffer from the W Broken Arrow Street right-of-way to the rear lot lines that take lot frontage from W War Eagle Street. Typical sections of internal local roadway (i.e., War Eagle St., Oakman Ave., Lilburn St.) will feature 5-foot detached sidewalks with 50 feet of right-of-way.

#### Sewer & Water Facilities

An existing 8" sanitary sewer main is located on the Project's eastern boundary at N Milestone Way and will provide service to the Project. An existing 8" water main is located on the Project's eastern boundary at N Milestone Way and on the Project's western boundary at Iron Mountain Estates. An 8" water connection will be provided from Iron Mountain Estates to W Broken Arrow Street through a proposed common lot in the southwest portion of the Project.

#### **Pressure Irrigation & Drainage Facilities**

The Project has an existing ground water right that allows for diversion of 0.12 cubic feet second (cfs) and 27 acre-feet per year (afa) for irrigation of 6 acres. There is no surface water assessed or delivered to the subject property. The Milestone Ranch pressurized irrigation pump station was designed to support the Project at full buildout. There is a secondary pressurized irrigation pump station in Milepost Commons to support the system with surface water. An irrigation delivery schedule is currently being developed and will be submitted for review prior to Milepost Commons Phase 1 civil improvement plan approval.

Strom drainage will be retained on site, and any discharge will not exceed pre-development flows. Streets will utilize underground retention facilities within common areas in the form of a seepage bed at three catchment areas. Storm drainage facilities will be designed per Ada County Highway District and City of Star requirements.

A geotechnical report was prepared for the site. Six exploratory test pits and four piezometers were installed to monitor the groundwater levels. Initial groundwater monitoring occurred on October 22, 2024. Groundwater was not encountered in any test pits during the field investigation.

#### **Open Space and Amenities**

The Project includes 2.07 acres of qualified open space, 20.7% of the Project. When the Project is integrated within Milestone Ranch, the collective qualified open space will be 16.64 acres, 17.3% of the total area.

The proposed amenities within the Project include common lots with open green space,

landscaped pathways, and a fire pit feature. Residents will have access to amenities within the Milestone Ranch, which includes a 10,000-square foot clubhouse, an indoor swimming pool facility for year-round use, a plaza with picnic gazebos, four pickleball courts, and a 1-acre common area with two bocce ball courts. Multiple pathways within the development provide interconnections with the Project and Milestone Ranch.

#### Architecture and Housing Types

The Project will offer distinct architectural styles with the Orchard Collection from Toll Brothers. The Orchard home style offers a unique selection of floor plans and elevation styles for residents to choose from. The Orchard Collection offers homes in the 2,000-square-foot range. Currently, the Orchard Collection prices start at approximately \$600,000.

#### **Conclusion**

Toll Brothers has a track record of planning and constructing high-quality residential communities in the City of Star through projects such as Milestone Ranch, Heirloom Ridge, Aliso Creek, Cresta Del Sol, and Collina Vista. We have designed the Project in compliance with the City Code and the Comprehensive Plan to complement and transition with the surrounding property and communities. The Projects' first-class homes will provide excellent housing opportunities for both current and future residents of the City of Star.

Thank you for your time considering Milestone Ranch South Subdivision. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

Kyle Prewett

Kyle Prewett Land Entitlement Manager, Idaho





# ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

FILE NO.: <u>AZ-25-01</u> Date Application Received: <u>3/24/2025</u> Fee Paid: \_\_\_\_\_ Processed by: City: <u>BN</u>\_\_\_\_\_

#### **Applicant Information:**

PRIMARY CONTACT I	S: Applicant 🗹 Owner Re	presentative
Applicant Name: Toll Southwes	t LLC	
	ryl Dr., STE 100, Meridian, ID	Zip: 83642
Phone: 2085763625 Ema	il: kprewett@tollbrothers.com	
Owner Name: Richard Zamzow	,	
Owner Address: 5346 W Wylie,	Ln., Boise, ID	Zip: 83709
	ail:	
Representative (e.g., architect,	engineer, developer):	
Contact: <u>Same as Applicant</u>	Firm Name:	
Address:		Zip:
Phone: En	nail:	
Property Information:		

Site Address: 0 W Broken Arrow St, Star, ID	83669 Parcel Number: <u>S0404427800</u>
Total Acreage of Site: <u>10.01</u>	
Total Acreage of Site in Special Flood Hazard	Area: <u>N/A</u>
Proposed Zoning Designation of Site: Resider	ntial District R-4

#### **Zoning Designations:**

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County - Rural Urban Transition	Neighborhood Residential	Unused/Vacant
Proposed	Residential District R-4	Neighborhood Residential	Single Family Residential
North of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
South of site	Residential District R-1-DA	Mixed Use	Single Family Residential
East of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
West of site	Residential District R-3-DA	Estate Urban Residential	Single Family Residential

Areas of Critical Environmental Concern - No
Evidence of Erosion - No
Fish Habitat - No
Floodplain - No
Mature Trees - No
Riparian Vegetation - No
Steep Slopes - No
Stream/Creek - No
Unique Animal Life - <u>No</u>
Unique Plant Life - <u>No</u>
Unstable Soils - No
Wildlife Habitat - No
Historical Assets - No

#### **Application Requirements:**

(Applications are required to contain one copy of the following unless otherwise noted. When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications)

#### Applicant

Applicant		Staff
(√)	Description	(√)
~	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: <u>2/6/2025</u>	BN
~	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.) Date of Neighborhood Meeting: <u>3/11/2025</u>	BN
	Completed and signed Annexation & Zoning/Rezone Application	BN
~	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: Mer Prevent	BN
Not Required	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, Highway District #4) has issued a staff report/review on the development application.	
~	If the Annexation & Zoning or Rezone request is accompanied by a preliminary plat and/or site plan, building elevations shall be included with the application.	BN
To be Submitted	Fee: (Include Development Agreement Fee). Please contact the City for current fees. 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 fully describing the proposed project (must be signed by applicant)	BN
	Legal description of the property to be annexed and/or rezoned:	BN

		Section 6, Item A.
~	<ul> <li>Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> <li>Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zon on the map.</li> <li>Submit word.doc and pdf version with engineer's seal.</li> </ul>	BN
$\checkmark$	Recorded warranty deed for the subject property	BN
~	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
✓	Vicinity map showing the location of the subject property with minimum 1-mile radius	BN
<ul> <li>✓</li> </ul>	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). this application is not accompanied by a plat or site plan, <u>a conceptual</u> <u>development plan for the property is required</u> .	lf
N/A	List of name(s) and address(es) 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 entire property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels (additional fee required).</b>	
~	Electronic versions of all submitted application materials including neighborhoo meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs) with the files named with project name and plan type.	d BN
To be Submitted	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
~	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 202 286-7388.	

#### **APPLICANT ACKNOWLEDGEMENT\*\*:**

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

Kyle Prewett

3/24/25

Applicant/Representative Signature

Date





# PRELIMINARY PLAT APPLICATION

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

FILE NO.: <u>PP-25-01</u>	_
Date Application Received: 03/24/2025	Fee Paid:
Processed by: City: BN	

#### **Applicant Information:**

# PRIMARY CONTACT IS: Applicant 🗹 Owner \_\_\_\_ Representative \_\_\_\_

Applicant Name: Toll Southwest LLC Applicant Address: 3103 W Sheryl Dr., STE 100, Meridian, ID Zip: 83642 Phone: 2085763625 Email: kprewett@tollbrothers.com

Owner Name: Richard Zama	ZOW	
Owner Address: 5346 W Wy	lie, Ln., Boise, ID	Zip: <u>83709</u>
Phone:	Email:	

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

Contact: Same as Applicant Firm Name: Address: \_\_\_\_\_\_ Email: \_\_\_\_\_\_ \_\_\_\_\_Zip: \_\_\_\_\_

#### Property Information:

Subdivision Name: Milestone Ranch South Subdivision
Site Location: 0 W Broken Arrow St, Star, ID 83669; NW of Highway 16 & Broken Arrow
Approved Zoning Designation of Site: Ada County - Rural Urban Transition
Parcel Number(s): <u>S0404427800</u>

#### **Zoning Designations:**

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County - Rural Urban Transition	Neighborhood Residential	Unused/Vacant
Proposed	Residential District R-4	Neighborhood Residential	Single Family Residential
North of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
South of site	Residential District R-1-DA	Mixed Use	Single Family Residential
East of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
West of site	Residential District R-3-DA	Estate Urban Residential	Single Family Residential

#### SITE DATA (to be noted on the Preliminary Plat):

 Total Acreage of Site - 10.01

 Breakdown of Acreage of Land in Contiguous Ownership - 10.01

 Total Acreage of Site in Special Flood Hazard Area - N/A

 Dwelling Units per Gross Acre (Density) - 3.40

 Minimum Lot Size - 6,850 SF (0.15 Acres)

 Minimum Lot Width - 60'

Total Number of Lots - <u>37</u>
Residential - <u>34</u>
Commercial
Industrial
Common - <u>3</u>

Total Number of Residential Units - <u>34</u> Single-family - <u>34</u> Duplex - \_\_\_\_\_

Multi-family - \_\_\_\_\_

Percent of Site and Total Acreage of Common Area (min 15% of entire site) - <u>25.6</u>% / <u>2.56</u> acres

Percent of Site and Total Usable Open Space Area (min 10% of entire site) - 20.7 % / 2.07 acres

Percent of Common Space to be used for drainage - 3.3%

Describe Common Space Areas (amenities, landscaping, structures, etc.) –

Fire pit at Lot 1, Block 1; landscaped pathways at Lot 1, Block 2 and Lot 13, Block 1

 Public Streets - \_\_\_\_\_
 Private Streets - \_\_\_\_\_

 Describe Pedestrian Walkways (location, width, material) - 5' sidewalk along internal

 roadways, 7' pathway along Broken Arrow, 5' pathway at Lot 1, Block 2

 Describe Bike Paths (location, width, material) - \_\_\_\_\_

**FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):** Total Acreage of Site in Special Flood Hazard Area - <u>N/A</u>

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: <u>#16001C0130J</u>
  FIRM effective date(s): mm/dd/year <u>06/19/2020</u>
  Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: <u>ZONE X</u>
  Base Flood Elevation(s): AE\_\_\_\_\_0 ft., etc.: <u>N/A</u>

- 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 <u>https://msc.fema.gov/portal/search.</u>
- e. All maps will delineate flood plain lines.

#### **PUBLIC SERVICES** (Describe what services are available and agency providing service):

Potable Water - Star Sewer & Water District		
Irrigation Water- Farmer's Union Ditch Company		
Sanitary Sewer- Star Sewer & Water District		
Fire Protection - Star Fire District		
Schools - West Ada 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	Floodplain - <u>No</u>
Evidence of Erosion - No	Fish Habitat - <u>No</u>
Historical Assets - <u>No</u>	Mature Trees - <u>No</u>
Riparian Vegetation - <u>No</u>	Steep Slopes - <u>No</u>
Stream/Creek - No	Unstable Soils - No
Unique Animal Life - <u>No</u>	Unique Plant Life - <u>No</u>

#### **Application Requirements:**

(Applications are required to contain <u>each</u> of the following unless otherwise noted. <u>Incomplete submittals</u> <u>will not be accepted</u>. When combining with other applications (Annexation, CUP, etc.) please include one electronic copy for all applications)

Applicant $()$	Description	Staff (√)
( )	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Date of Pre-App Meeting: <u>2/6/2025</u>	BN
~	Neighborhood Meeting: A copy of the neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application. City shall provide names and addresses to the Applicant. Please contact the City to request 300' radius.	BN
	Date of Neighborhood Meeting: <u>3/11/2025</u>	
	Completed and signed preliminary plat application	BN
>	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
To be Submitted	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)	BN
$\checkmark$	Legal description of the subdivision (word.doc and pdf version with engineer's seal) Include a metes & bounds description to the section line/centerline of all adjacent roadways,	BN

		ection 6, It
$\checkmark$	stamped and signed by a registered professional land surveyor, with a calculated closure sheet	BN
	Recorded warranty deed for the subject property	BN
	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
V	Electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
$\checkmark$	Electronic copy in pdf. format of preliminary plat	BN
V	Electronic copy in pdf. format of landscape plan	BN
See Pre Plat	Electronic copy in pdf. format of preliminary site grading & drainage plans	
$\checkmark$	Electronic copy in pdf. format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	BN
N/A	Electronic copy in pdf. format of phasing plan shall be included in the preliminary plat if the project is to be phased.	
$\checkmark$	Electronic copy in pdf. format of all proposed building elevations, including front and rear (when rear of building is backing up to a collector or arterial street), shall be provided.	BN
$\checkmark$	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.	BN
N/A	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
N/A	Special Flood & Slope Information – Must be included on preliminary plat and application form if present on-site.	
$\checkmark$	Written confirmation from the Transportation Authorities that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Highway District No. 4/Idaho Transportation Department.	BN
~	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</u> <u>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.	BN
To be Submitted	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.	
$\checkmark$	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.

Kyle Prewett

Applicant/Representative Signature

3/24/25

Date





# PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION

PROPERTY LOCATED IN THE SE  $\frac{1}{4}$  of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,





# VICINITY MAP N.T.S

1 OF 5	PP-1.1	COVER SHEET
2 OF 5	PP-2.1	NATURAL FEATURES MAP
3 OF 5	PP-3.1	PRELIMINARY PLAT
4 OF 5	PP-4.1	PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
5 OF 5	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

# PRELIMINARY PLAT NOTES

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND
- 2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE
- CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD). 3. 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION
- 4. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUND WATER
- 5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY
- OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS
- 6. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LAND USE SUMMARY	
TOTAL AREA	10.01 AC
RESIDENTIAL LOTS	34
COMMON LOTS	3
RESIDENTIAL LOT AREA	5.81 AC
COMMON LOT AREA	2.25 AC
RIGHT OF WAY AREA	1.95 AC
GROSS DENSITY	3.40 UNITS/AC
NET DENSITY	5.85 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,850 SF
AVERAGE RESIDENTIAL LOT SIZE	7,441 SF

OPEN SPACE SUMMARY	
QUALIFIED USABLE OPEN SPACE AREA	2.07 AC
PERCENT QUALIFIED USABLE OPEN SPACE	20.7%
	I
COMMON OPEN SPACE AREA	2.56 AC
PERCENT COMMON OPEN SPACE	25.6%
BUILDING SETBACK REQUIREM	ENTS
SETBACK STANDARDS R-4 ZONE	
FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	7.5'
STREET SIDE	20'

**SURVEYOR** ESE CONSULTANTS, INC. JOHN CAYTON, P.L.S. 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 jcayton@eseconsultants.com PHONE: (425) 502-2524

## DEVELOPER TOLL SOUTHWEST LLC HANNAH SHURANCE

3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 hshurance@tollbrothers.com PHONE: (520) 870-4501

<u>OWNER</u> RICHARD ZAMZOW 5346 W. WYLIE LN BOISE, IDAHO 83709

# **PLANNER** TOLL SOUTHWEST LLC

KYLE PREWETT 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 kprewett@tollbrothers.com PHONE: (208) 576-3625

#### ENGINEER ESE CONSULTANTS, INC.

ANNA HIRNING, P.E. 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN, IDAHO 83642 ahirning@eseconsultants.com PHONE: (208) 813-1399











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Section 6, Item A.





105





NOT TO SCALE



NOTE: POSTS, CONNECTIONS, PANELS & FOOTINGS BY CONTRACTOR



**OPEN VISION FENCE** NOT TO SCALE

# LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER REQUIREME ONE DECIDUOUS CLASS III/ OR TWO EVERGREEN TREES PER 100	TWO DECIDUOUS CLASS II TREE
NORTH MILESTONE WAY: 597 L. 597 L.F. /100 = 6*2 = 12 597 L.F. /100 = 6*2 = 12	12 DECIDUOUS CLASS II TREES
N. OAKMAN Ave.: 312 L.F. (min 312 L.F. / 100 = 3*2 = 6 312 L.F. / 100 = 3*2 = 6	
W. BROKEN ARROW ST.: 645 L. 645 L.F. / 100 = 6*2 =12 645 L.F. / 100 = 6*2 =12	12 DECIDUOUS CLASS II TREES

# COMMON LOT LANDSCAPING REQUIREMENTS: 1 DECIDUOUS TREE (CLASS II OR CLASS III ) PER 4,000 SF @ 2" CAL.

<u>BLOCK 1/LOT 1C:</u> 4,719 S.F./ 4,000 SF = 4 DECIDUOUS CLA
<u>BLOCK 2/LOT 1:</u> 3,502 S.F./ 4,000 SF = 10 DECIDUOUS CLA
<u>BLOCK LOT 13C:</u> 3,463 S.F./ 4,000 SF = 3 DECIDUOUS CLAS

# STREET TREES/ PARKWAY STRIPS REQUIREMENTS ONE STREET TREE PER 35' LINEAR FEET OF STREET FRONTAGE. NORTH MILESTONE WAY: 604 L.F. (minus curb cuts) 604 LE / 35 – 17 DECIDUOUS CLASS II TREES REQUIRED/ 17 PROVIDED

604 L.F. / 35 =	17 DECIDUOUS CLASS II TRE
WEST WAR EAGLE ST./NORTH 2,614 L.F./35 =	I OAKMAN AVE./WEST LILBURN S 75 DECIDUOUS CLASS II TREE
NORTH BROKEN ARROW ST.:	645 L.F. (minus curb cuts) 18 DECIDUOUS CLASS III TRE
645 L.F. / 35 =	

# **GENERAL LANDSCAPE NOTES:**

1.) CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.

2.) ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

3.) ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AND PERMABARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE (NON-PLASTIC) FABRIC WEED BARRIER UNDER ROCK MULCH.

4.) FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&R'S.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN.

6.) TREES PLANTED IN THE PARKWAY, ALONG PATHWAYS, AND IN PARKING AREAS SHALL HAVE A BRANCH HEIGHT AT A MINIMUM OF EIGHT FEET ABOVE FINISHED GRADE.

7.) TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE LOCAL ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF EXISTING TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.

8.) TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.

## ACHD LANDSCAPE NOTES

NOT TO SCALE

1.) TREE SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES.

2.) SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

TURF 3" DEPTH SHREDDED BARK MULCH	/	CUT EDGE
PLANTER CUT BED EDGE	· I <b></b>     I <b></b>   .	

ES PER 100 LF @ 2" CAL.

S REQUIRED/ 12 PROVIDED RED/ 12 PROVIDED

SREQUIRED/ 126 PROVIDED ED/ 6 PROVIDED

ES REQUIRED/ 12 PROVIDED RED/ 12 PROVIDED

ASS II TREES REQUIRED / 4 TREES PROVIDED ASS II TREES REQUIRED / 10 TREES PROVIDED ASS II TREES REQUIRED / 3 TREES PROVIDED

ST.: 2,614 L.F. (minus curb cuts) ES REQUIRED/ 75 PROVIDED

REES REQUIRED/ 18 PROVIDED

1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. 2) REFER TO SHEETS PP-9.1 - PP-9.2 FOR LANDSCAPE PLANS.

							ESE Consultants, Inc.	3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642	T: 208-424-0020		
											DRAWN
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3 OF 3



Section 6, Item A.

OPEN SPACE CALCULATIONS						
QUALIFIED USABLE OPEN SPACE						
	AREA (SF)	AREA (ACRES)				
1	14,593	0.34				
2	39,242	0.90				
3	36,262	0.83				
TOTAL	90,096	2.07				
PERCENT QUALIFIED US	20.7%					
COMMON OPEN SPACE						
	AREA (SF)	AREA (ACRES)				
LANDSCAPE STRIPS	21,200	0.49				
TOTAL	111,296	2.56				
PERCENT COMMON	25.6%					

#### NOTES

1. TOTAL PROJECT AREA IS 10.01 ACRES

2. TOTAL COMMON OPEN SPACE IS THE SUMMATION OF QUALIFIED OPEN SPACE PLUS LANDSCAPE STRIP AREA.

#### LEGEND

	1

QUALIFIED USABLE OPEN SPACE AREA LANDSCAPE STRIP AREA



1 inch = 80 ft. Horizontal






















May 27, 2025

Shawn Nickel City of Star PO Box 130 Star, ID 83669

### Re: Milestone Ranch South Preliminary Plat

Dear Mr. Nickel

The District has reviewed the Milestone Ranch South preliminary plat documents provided to the District from the City of Star. The District has met with the Developer and we are working on conditions for their annexation into the District.

The District is prepared to serve this property with both sewer and water services. We, therefore, have no issues with the proposed Preliminary Plat.

Very truly yours,

2 My

Ryan V. Morgan, P.E. District Engineer

City of Star

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

www.staridaho.org

27 May 2025

Hannah Shurance Toll Southwest LLC 3103 W Sheryl Dr. Suite 100 Meridian, ID 83642

## Re: Milestone Ranch South – Preliminary Plat Application

Dear Ms. Shurance

The City of Star Engineering Department has reviewed the Preliminary Plat for the Milestone Ranch South Subdivision dated March 24, 2025. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

- 1. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.
- 2. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
- Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
- 4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.



Mayor: Trevor A. Chadwick

Council: Kevin Nielsen Jennifer Salmonsen Kevan Wheelock David Hershey 6. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

Am 2 Myr

Ryan V. Morgan, P.E. City Engineer

Enclosures



Project/File:	Milestone Ranch South Subdivision / SPP25-0002 / AZ-25-01, DA-25-03, PP-25-01 This is an annexation, rezone, and preliminary plat application for the development of 34 residential lots and 3 common lots on 10.01-acres. This application also includes a				
	development with the City of Star.				
Lead Agency:	City of Star				
Site address:	Northwest corner of Broken Arrow Street and Milestone Way				
Staff Approval:	May 28, 2025				
Applicant:	Kyle Prewett, via email Toll Southwest, LLC 3103 W Sheryl Drive, Suite 100 Meridian, ID 83642				
Representative:	Same as above				
Staff Contact:	KaraLeigh Troyer, Planner Phone: 208-387-6391 E-mail: <u>ktroyer@achdidaho.org</u>				
Report Summary	y:				

ACHD Planned Improvements				
Level of Service Planning Thresholds				
A. Site Specific Conditions of Approval	3			
B. Vicinity Map	4			
C. Site Plan	5			
D. Findings for Consideration	6			
E. Policy	8			
F. Standard Conditions of Approval	13			
G. Conclusions of Law	13			
Request for Appeal of Staff Decision15				

# **ACHD Planned Improvements**

- 1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):
  - Pollard Lane from Broken Arrow Street to Floating Feather Road and Floating Feather Road from Pollard Lane to Hornback Avenue are scheduled in the FYP to receive a community improvement project including enhanced pedestrian facilities on the west side of Pollard Lane, upgraded ADA ramps, street lights, and a pedestrian bridge over Dry Creek Canal in 2026.
  - Floating Feather Road is scheduled in the FYP to be widened to 3-lanes from Munger Road to Pollard Lane with a design year of 2029-2030 and a construction year yet to be determined.
  - Floating Feather Road and Star Road are scheduled in the FYP to receive a Rapid Project Implementation (RPI) project including the construction of a enhanced pedestrian crossing across Floating Feather Road with a design year of 2025 and a construction year yet to be determined.
  - Floating Feather Road and Bridge #2028 is scheduled in the FYP to be replaced in 2025. This project includes the construction of a detached pathway on the south side of the roadway from Wild Mustang Place and Meadow Lake Avenue.
  - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Plummer Lane to Emmett Highway (SH-16) between 2035 and 2040.
  - The intersection of Broken Arrow Street and Plummer Road is listed in the CIP to be reconstructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2036 and 2040.

# Level of Service Planning Thresholds

### 1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification		PM Peak Hour Level of Service
Broken Arrow Street	628-feet	Collector	100	Better than "D"
Milestone Way	671-feet	Local	N/A	N/A

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

\*\* ACHD does not set level of service thresholds for local roadways.

## 2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Broken Arrow Street east of Pollard Lane was 1,729 on March 2, 2021.
- There are no average daily traffic counts for Milestone Way.

# A. Site Specific Conditions of Approval

- 1. Construct Broken Arrow Street as ½ of a 36-foot wide residential collector with curb, gutter, a 13-foot wide planter strip, and 7-foot wide detached sidewalk.
- 2. Provide a permanent easement from the existing right-of-way line to extend to 2-feet behind back of sidewalk. Sidewalk should be located either wholly within right-of-way or wholly within an easement.
- **3.** Repair or replace any damaged or deteriorated transportation facilities abutting the site in accordance with the current version of PROWAG.
- 4. Construct Lilburn Street, Oakman Avenue, and War Eagle Street as 36-foot wide local streets with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached sidewalk.
- 5. Construct War Eagle Street in alignment with War Eagle Street east of the site across Milestone Way and construct Lilburn Street in alignment with Lilburn Street east of the site across Milestone Way.
- 6. Close the existing 48-foot wide unimproved driveway located 637-feet west of Milestone Way and a 64-foot wide unimproved driveway located 253-feet west of Milestone Way with curb, gutter, and sidewalk.
- 7. Other than the access specifically approved with this application, direct lot access is prohibited to Broken Arrow Street and should be noted on the final plat.
- 8. 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.
- **9.** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- **10.** Comply with all Standard Conditions of Approval.

# B. Vicinity Map



Section 6, Item A.

# C. Site Plan



# D. Findings for Consideration

## 1. Broken Arrow Street

- **a.** Existing Conditions: Broken Arrow Street is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 56-57 feet of right-of-way for Broken Arrow Street (26-27 feet from centerline).
- **b.** Applicant Proposal: The applicant is proposing to construct Broken Arrow Street as ½ of a 36foot wide residential collector with curb, gutter, a 13-foot wide planter strip, and 7-foot wide detached sidewalk.
- **c.** Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant's proposal for the width of the planter strip and detached sidewalk exceeds District policy. The applicant may construct the planter strip to the proposed width of the 13-feet or may reduce the width of the planter strip to the minimum 8-feet. The applicant may construct the sidewalk as 7-foot wide or may reduce the width to the minimum 5-feet wide required in policy. The applicant should be required to construct the curb as vertical curb.

For detached sidewalk, the applicant should provide a permanent easement from the existing right-of-way line to extend to 2-feet behind back of sidewalk. Sidewalk should be located either wholly within right-of-way or wholly within an easement.

## 2. Milestone Way

- **a.** Existing Conditions: Milestone Way is improved with 2-travel lanes, vertical curb, gutter, an 8-foot wide planter strip, and 7-foot wide detached sidewalk abutting the site. There is 70-feet of right-of-way for Milestone Way (41-feet from centerline).
- **b.** Applicant's Proposal: The applicant is not proposing any improvements to Milestone Way abutting the site.
- **c.** Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed as Milestone Way is fully improved abutting the site, therefore no right-of-way dedication is required. The applicant should be required to repair or replace any damaged or deteriorated transportation facilities abutting the site in accordance with the current version of PROWAG.

## 3. Internal Local Street

- a. Existing Conditions: There are no streets internal to the site.
- **b.** Applicant Proposal: The applicant is proposing to construct three 36-foot wide local streets with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached sidewalk. The three streets include Lilburn Street, Oakman Avenue, and War Eagle Street.
- **c.** Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. For detached sidewalk, the applicant may reduce right-of-way to 2-feet behind back of curb and should provide a permanent easement from 2-feet behind back of curb to extend to 2-feet behind back of sidewalk.

# 4. Roadway Offsets

- a. Existing Conditions: There are no roadways internal to the site.
- **b. Applicant's Proposal:** The applicant is proposing to construct War Eagle Street in alignment with War Eagle Street east of the site across Milestone Way and construct Lilburn Street in alignment with Lilburn Street east of the site across Milestone Way.

**c. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

### 5. Driveways

#### 5.1 Broken Arrow Street

- a. Existing Conditions: There is an existing 48-foot wide unimproved driveway located 637-feet west of Milestone Way and a 64-foot wide unimproved driveway located 253-feet west of Milestone Way (measured centerline to centerline).
- **b.** Applicant's Proposal: The applicant is proposing to close the existing driveways with curb, gutter, and sidewalk.
- **c. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

## 6. Other Access

Broken Arrow Street classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

# E. Policy

# 1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https://www.access-board.gov/prowag and https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

## 2. Minor Improvements

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

## 3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

## 4. Broken Arrow Street

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

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Milestone Ranch South Subdivision / SPP25-0002 / AZ-25-01, DA-25-03, PP-25-01 **Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

**Half Street Policy:** District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

**Pedestrian Facilities:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the 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 or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Broken Arrow Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-70 feet of right-of-way.

## 5. Milestone Way & Internal Local Streets

**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.

<u>For the City of Kuna and City of Star</u>: 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 8feet 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.

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**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 fire service for the area where the development is located.

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

### 6. Roadway Offsets

**Local Offset Policy:** District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

### 7. Driveways

#### 7.1 Broken Arrow Street

**Access Policy:** District Policy 7206.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. <u>Access will be limited or controlled.</u> Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy (Stop Controlled Intersection):** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 40 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume

driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

### 8. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 9. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

### 10. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized.... Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

# F. Standard Conditions of Approval

- 1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
- 2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
- 3. In accordance with District policy, 7203.3, the applicant may be required to update any existing noncompliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. <u>The applicant's engineer should provide documentation of compliance to District</u> <u>Development Review staff for review.</u>
- 4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
- **5.** A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
- 6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
- 7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
- 8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
- **9.** All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
- **10.** Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
- **11.** No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
- **12.** If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

# G. <u>Conclusions of Law</u>

- 1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
- 2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Section 6, Item A.

## **Request for Appeal of Staff Decision**

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

## **Request for Reconsideration of Commission Action**

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

June 30, 2025

To: Shawn Nickel, Planning Director and Zoning Administrator, Star City Council Members; Kevin Nielsen, Jennifer Salmonsen, Kevan Wheelock, David Hershey, and Mayor Trevor Chadwick

From: Susan Kelly Purves, resident of Star, owner of 8723 W. Pickett Creek Street

Re: Milestone Ranch South Subdivision Parcel No. S0404427800- Toll Brothers Expansion Proposal for City Council hearing on July 1, 2025

Dear City Council and Mayor of Star. Thank you for taking the time to review my feedback. I am unable to attend the meeting in person as I am out of state attending to matters related to my recently deceased father. Several neighbors on Pickett Creek Street will be attending and representing our point of view and requests regarding the expansion.

I am extremely happy to be a resident of Star and chose to live here in retirement for many reasons, quality of life, community, and the thoughtful approach to inevitable growth. My home on Pickett Creek Street backs up to the "Zamzow's" lot: currently complete with a view grain Silos! It was never guaranteed that there would be no future development in the lot, however, we were certainly led to believe it would not happen in the foreseeable future, if ever. That was one year ago. Though I am saddened by the loss of my view and the wonderful silos that speak to the roots of Star, I do understand that there was no guarantee. I purchased knowing there was some risk. Now we know there will be development in this lot.

While there is some positive in knowing Toll Brothers is the builder and the homes will be part of our Regency neighborhood, the proposed plan does not keep continuity of open/green/walking spaces that make a Star neighborhood "feel" rather than just a tract of new homes allowed in other cities. It also does not make any concession for those of us who purchased with smaller setbacks than current code. Our houses have five feet side setbacks, and ten feet rear setbacks.

We are asking for modification of the Toll plan to address these issues by adding a pathway behind our Pickett Creek homes and W. Lilburn Street. We are also asking that no new twostory homes be allowed directly behind Pickett Creek St. (Toll calls them "bonus rooms" but they add a second story). Thank you for your consideration in keeping the wonderful feel of our Star community not only for the new residents but for those of us who are directly affected by boarding proposed new expansion plan. I have attached a photo of the Regency at Milestone Neigborhood both current and proposed by Toll in hopes it illustrates the lack of continuity for open paths in the proposed plan and the ability to add a path behind our houses on Pickett Creek St.

Sincerely,

Susan Kelly Purves



A Resolution Supporting the America 250 In Idaho Commemoration and the United States Semiquincentennial.

WHEREAS, the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, Governor Brad Little proclaimed the establishment of the America250 in Idaho Commemoration in July 2024 to plan, encourage, develop, and coordinate the commemoration of this momentous occasion, and honor and recognize the contributions of Idaho's residents to the nation's past, present, and future; and

WHEREAS, the Idaho State Historical Society, established the America250 in Idaho Task Force to support the role that history plays in public discourse, community engagement, education, and scholarship in Idaho; and

WHEREAS, America250 in Idaho Task Force aims to engage Idahoans across all 44 counties and 201 municipalities through legacy projects between 2024 and 2026; and

WHEREAS, it is fitting and desirable that we commemorate the birth of the nation with the support of partners and stakeholders across the Gem State, America250 in Idaho will advance the ideals of the American Revolution - equality, liberty, and justice – through meaningful community engagement and recognize, appreciate, and commemorate Idaho's journey in America's legacy; and

WHEREAS, The City of Star, founded in 1997 has contributed proudly and significantly to the history of our nation and our state for 28 years; and

WHEREAS, the Mayor and City Council of Star thus encourage its citizens to create and participate in programs that will commemorate the history of our city, our state, and our nation; and

WHEREAS, preserving, studying, and enjoying state history strengthens communities and builds bonds between Idahoans as we work together toward the goals of justice and equality embedded in the United States Constitution.

NOW, THEREFORE, BE IT RESOLVED, that the City of Star hereby endorses the America250 in Idaho Commemoration and its vision to celebrate American history and the invaluable contributions of Idahoans to our region, nation, and world.

Section 7, Item A.

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IT IS FURTHER RESOLVED that:

1. The City of Star commemorates the 250<sup>th</sup> anniversary of the establishment of the United States as an independent nation.

2. The City of Star authorizes the appointment of an individual or committee to oversee local projects and efforts to support this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.

3. The City of Star further urges all its residents to reflect upon the significance of this event and the role that our State and its people have played in the history and development of our nation and to participate in this important commemoration, endeavoring to include the stories of all those whose lives are part of the history of what we now know as Idaho, and understanding that the revolution continues today as we uphold the revolutionary ideals articulated in our founding documents.

4. That a copy of this resolution be sent to the America250 in Idaho Task Force.

ADOPTED by the City of Star, on this 1st day of July, 2025

Mayor Trevor A. Chadwick