CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **February 17, 2026 – PUBLIC HEARING**

FILE(S) #: CUP-26-01 – Middleton School District Elementary School

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:
Middleton School District No. 134
Marc Gee, Superintendent
5 South Viking Avenue
Middleton, Idaho 83644

Representative:
Amber Van Ocker
LKV Architects
2400 East Riverwalk Drive
Boise, Idaho 83706

REQUEST

Request: The Applicant is requesting approval of a conditional use permit (CU-26-01) for the newly proposed new Middleton School District Elementary School. The property is located at 7550 Hwy 44 in Star, Canyon County, Idaho.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the east side of Kingsbury Road, north of Hwy 44.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	December 4, 2025
Neighborhood Meeting Held	January 13, 2026
Application Submitted & Fees Paid	January 20, 2026

Application Accepted	January 21, 2026
Residents within 300' Notified	January 21, 2026
Agencies Notified	January 21, 2026
Legal Notice Published	January 24, 2026
Property Posted	January 30, 2026

HISTORY

March 18, 2025	Council approved applications for Annexation and Zoning (AZ-24-06), Planned Unit Development (PUD-24-01), Preliminary Plat (PP-24-04), and Development Agreement (DA-24-06) for 821 residential units including 456 single-family detached dwellings, 220 attached front loaded townhomes, 33 attached alley loaded townhouse lots, 112 multi-family (fourplex) units, 6 commercial lots, a future elementary school, a city park and sewer lift station, with a density of 3.06 dwelling units per acre.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

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.

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 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-4F. TIME LIMITATIONS AND EXTENSIONS:

1. A conditional use permit, upon council approval, shall be valid for a maximum period of twenty-four (24) months unless otherwise approved by the City Council. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. Once all requirements are satisfied, permits are acquired and the use is commenced, the conditional use permit will become permanent unless otherwise revoked by the city council.

2. A conditional use permit that also requires platting: The final plat must be recorded within this twenty-four (24) month period.

a. For projects with multiple phases, the twenty-four (24) month deadline shall apply to the first phase. In the event that the development is made in successive contiguous segments or multiple phases, such phases shall be constructed within successive intervals of one year from the original date of approval. If the successive phases are not submitted within the one-year interval, the conditional use approval of the future phases shall be null and void.

3. Time Extension. Upon written request and filed by the applicant prior to the termination of the period in accord with this subsection F, the administrator may authorize a single, administrative time extension to commence the use not to exceed one (1), twelve (12) month period. The administrator may require the conditional use comply with the current provisions of this chapter. Additional requests must be approved by the council.

a. Council approval of requests for time extension for an approved conditional use shall be determined by the city council at a public hearing and will not be granted if any of the following conditions exist:

(1) Significant amendments to the comprehensive plan or this unified development code have been adopted that change the basis under which the conditional use permit was granted.

(2) Significant changes in land use have occurred in the area that will impact or be impacted by the project.

(3) Hazardous conditions have developed or have been discovered that will impact the project.

4. Community facilities and/or services are no longer adequate to serve the project.

a. The city council may place additional requirements, modify the previous approval or deny the request for time extension.

b. No more than one-time extension may be granted to a single conditional use.

8-1B-4G. TRANSFERS AND MODIFICATIONS:

1. Conditional use permits are an entitlement to the specific property on which the approval was granted and upon property sale the entitlement transfers to the new owner(s) without further application or approval, provided, however, the new owner(s) shall be bound by the same conditions of approval as the original permit holder(s). This is for a specific use and may not be used for other applications.

2. A conditional use permit is not transferable from one property to another.

3. All requested modifications to an approved conditional use shall be considered by the city council at a public hearing. The city council may modify the conditions, limitations and/or scope of the permit.

8-1B-4H. REVOCATION:

1. A conditional use permit may be revoked or modified by the city council, upon notice and public hearing, for breach or violation of any condition of approval or limitation of the permit.

2. If the city council decides to revoke a conditional use permit, either on its own action or upon complaint to the city council, the administrator shall notify the permit holder of its intention to revoke the conditional use permit and provide the permit holder with the opportunity to contest the revocation.

3. Fifteen (15) days' prior notice of the hearing shall be given to the permit holder and all property owners of record (to be obtained from the County Assessor's office) within the radius required in subsection 8-1A-4B of this article.

4. The council shall make findings of fact and conclusions of law supporting its decision to revoke the conditional use permit. If the council decides not to revoke the conditional use permit, no findings of fact and conclusions of law shall be made.

5. An affected person may appeal the decision of the city council under the administrative procedure act of the state of Idaho, Idaho Code title 67, chapter 52.

8-1E-1: TERMS DEFINED:

EDUCATION INSTITUTION, PUBLIC: The use of a site for education financially supported by the state of Idaho. The use includes, but is not limited to, elementary and secondary schools; institutions of higher learning; and vocational schools.

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.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-PUD), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

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

8-3A-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**
Educational institution, public	C

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

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

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

Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 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 greater than one acre where those existing larger lots are not likely to be subdivided in the future. 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.
- 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.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a new elementary school. The new school will be built on property being donated to the Middleton School District No. 134 by the developer of the Terramor Subdivision. The project will be built on approximately 11.35 acres. The property is currently zoned Residential (R-3/PUD/DA). The Unified Development Code, Section 8-3A-3, requires all educational institution uses to be approved through a Conditional Use Permit. The school is proposed to be built in 2 phases. Phase 1 will be approximately 39,000 square feet and include 12 general classrooms, two resource rooms, administrative offices, a music room, library, and gymnasium. Phase 2 will include an additional 28,500 square feet which would provide additional classrooms, dedicated cafeteria and more administrative and support space. Full build out will be approximately 67,500 square feet.

Section 8-4B-3 requires elementary and junior high schools to provide 2 parking spots for each classroom and 1 space for every 5 seats in the auditoriums or assembly halls. The proposed building size would require 81 parking spaces. The Applicant is proposing 241 external spots. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing 14 ADA parking stalls, satisfying the requirements for a parking lot this size. A minimum of 2 ADA stalls shall be van accessible. 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.

The applicant is proposing 36 bicycle spaces and an additional 20 scooter spaces.

Access is proposed to be taken from Carrara Drive, a new road to the south of the site. There is a proposed bus route on the northwest corner of the property that will be controlled by a gate. Bus and passenger vehicle access will be separated, and the site is designed to include significant stacking on the school site to limit traffic issues on adjacent roadways.

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 a minimum of 25 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC.

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 Residential (R-3) setbacks.

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 that appears to satisfy these requirements. The proposed plan also appears to satisfy the commercial parking lot requirements for landscaping.**

The applicant has provided exterior elevations and color renderings that detail the project. Council may decide to approve these elevations and renderings as part of their approval, making additional Design Review Committee approval unnecessary. The exterior design is single story and will include concrete masonry veneer using 4 inch and 12-inch CMU, and a metal panel siding with metal canopies over the entrances. The roof line will incorporate low slope with parapets.

The proposed dumpster location appears to be in a good location so as not to disturb any adjacent residents. The Applicant should gain approval on final location from Republic Services. Staff is supportive of a brick CMU trash enclosure with metal double gates.

The Applicant has not provided a site/building lighting plan. This will need to be submitted and reviewed by Staff. This can be done as part of the Design Review/CZC process or separately prior to issuing the building permit.

AGENCY RESPONSES

Idaho Transportation Dept.	February 2, 2026
Highway District 4	February 3, 2026
Southwest District Health	January 21, 2026
Star Fire District	February 11, 2026

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards

and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

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

FINDINGS

CONDITIONAL USE PERMIT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

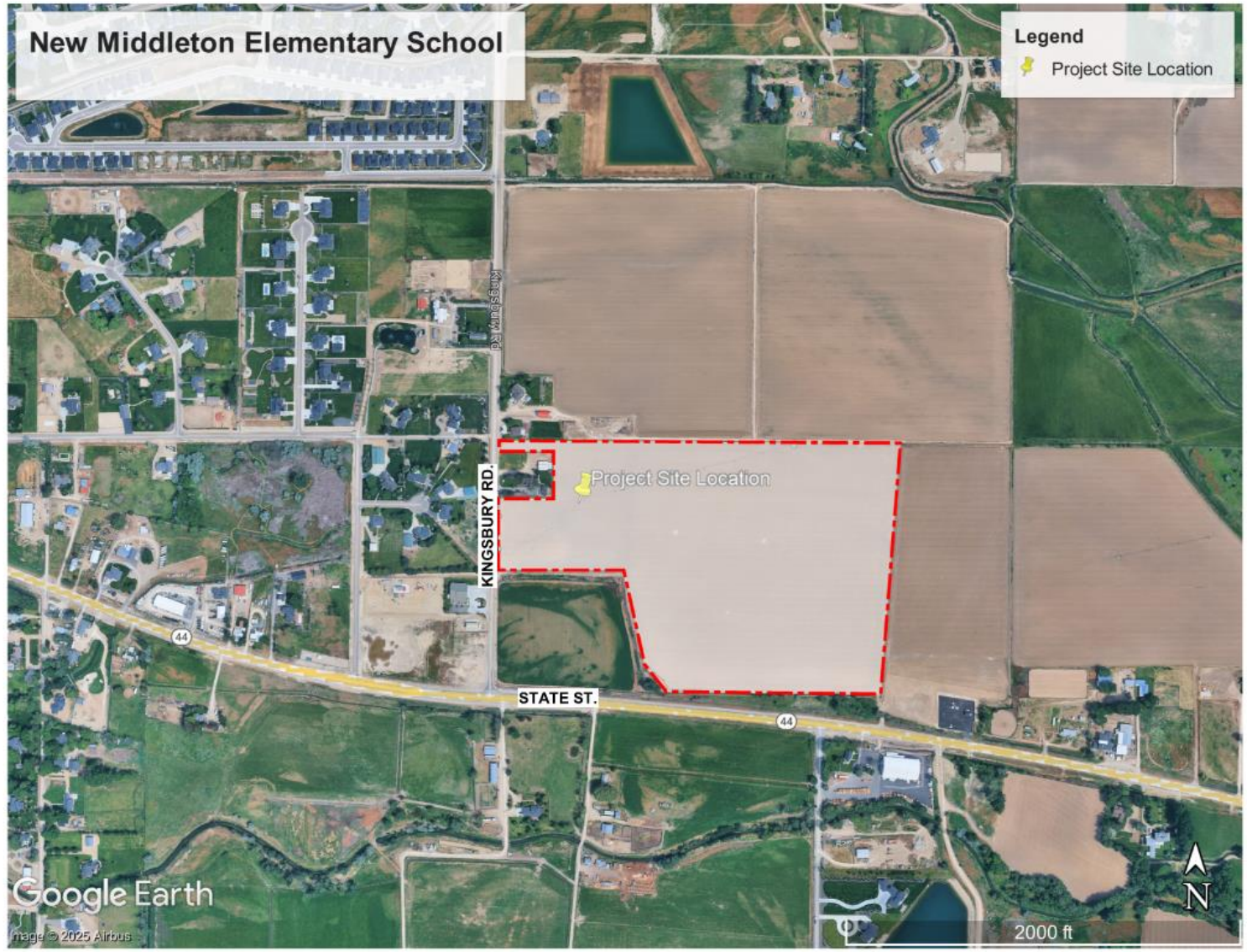
1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuing a building permit, the applicant shall receive a certificate of zoning compliance which may require a design review for compliance with the Architectural Design Guidelines, unless otherwise approved by Council.**
3. 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.
4. 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.
5. 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.**
6. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
7. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
8. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
9. Any additional Condition of Approval as required by Staff and City Council.

10. Any Conditions of Approval as required by Star Fire Protection District.
11. 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.
12. Any additional Condition of Approval as required by Highway District 4 (HD4).
13. Anny additional Condition of Approval as required by the Idaho Transportation Department (ITD).

COUNCIL DECISION

The Star City Council _____ File Number CU-26-01 for Middleton School District Elementary School on _____ _____, 2026.

VICINITY MAP



Vicinity Map
No Scale

LKV
ARCHITECTS

January 16, 2026

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

RE: Conditional Use Application
New Middleton Elementary School
Intersection of Hwy 44 and Kingsbury Rd.

Planning Staff and Commission:

The Middleton School District respectfully requests Conditional Use approval for a new elementary school to be located within the planned Terramor subdivision, near the intersection of Highway 44 and Kingsbury Road.

The proposed project includes construction of a new approximately 39,000-square-foot elementary school building, along with associated off-street parking, playground areas, and site landscaping improvements. The building has been designed to accommodate a future expansion of approximately 28,500 square feet, which would provide additional classrooms, a cafeteria, and supporting educational spaces.

The new school will be a single-story facility consisting of twelve general classrooms, two resource rooms, administrative offices, a music room, library, and gymnasium. The exterior design will incorporate low-slope roofs with parapets, concrete masonry veneer, and metal panel siding. Metal canopies will define building entrances and enhance pedestrian scale, complemented by aluminum window systems. The building's overall form, material palette, colors, and horizontal proportions are intended to be respectful of and compatible with the surrounding landscape and character of the community.

A screened service area, including a fully enclosed trash enclosure, will be located at the west end of the building to minimize visual and operational impacts.

On behalf of the Middleton School District, thank you for your consideration of this Conditional Use Application. Please feel free to contact LKV Architects or the Middleton School District should you have any questions or require additional information.

Respectfully,



Brook Thornton, Partner
LKV Architects

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: CU-26-01
Date Application Received: 01/20/2026 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Middleton School District No. 134 / Marc Gee, Superintendent
Applicant Address: 5 South Viking Ave. Middleton, Idaho Zip: 83644
Phone: 208-585-3027 Email: mgee@msd134.org

Owner Name: Middleton School District No. 134 / Marc Gee, Superintendent
Owner Address: 5 South Viking Ave. Middleton, Idaho Zip: 83644
Phone: 208-585-3027 Email: mgee@msd134.org

Representative (e.g., architect, engineer, developer):
Contact: Amber Van Ocker Firm Name: LKV Architects
Address: 2400 East Riverwalk Dr. Boise, Idaho Zip: 83706
Phone: 208-336-3443 Email: amber@lkvarchitects.com

Property Information:

Site Address: Address not established - parent parcel address: 7550 Highway 44, Star, Idaho Parcel Number: R33996010A
Requested Condition(s) for Conditional Use: Approval for a new public school for the Middleton School District. Square Footage: 39,000

	Zoning Designation	Comp Plan Designation
Existing	R3	Terramor Subdivision / PUD
Proposed	R3 / No change	
North of site	R3	
South of site	C2 and existing Canyon County parcel	
East of site	R3	
West of site	C1 and existing Canyon County parcel	

Site Data:

Total Acreage of Site: 11.35 Acres

Proposed Percentage of Site Devoted to Bldg Coverage: 12.7S Phs 1 / 13.7% Phs 1 + Future Phs

Proposed Percentage of Site Devoted to Landscaping: 35.6%

Number of Parking spaces: Proposed 243 Required 81

Requested Front Setback: 255' Requested Rear Setback: 35' (Trash Enclosure)

Requested Side Setback: 128' Requested Side Setback: 232'

Requested Side Setback: N/A

Existing Site Characteristics: Site has no existing significant vegetation or built improvements. Site includes the characteristics of a in-service agricultural field (irrigation infrastructure, commodity crops, minimal topography, minimal on-site improvements.

Number and Uses of Proposed Buildings: 1 phased elementary school building, 1 trash enclosure. Note future portable classroom shown on site is for reference only. Not a part.

Location of Buildings: Central

Gross Floor Area of Proposed Buildings: 67,000 sf at full build out

Describe Proposed On and Off-Site Traffic Circulation: (3) Site accesses are proposed. Two accesses from south (proposed Carrarra Dr.) will served the majority of parents and parent drop off. Staff and bus accesss is from west (Kingsbury Rd). This is a controlled access. Off-site circulation is anticipated to come from SH-44 or the future subdivision.

Proposed Signs – number, type, location: Monument sign location shown. Not a part and will be subject to future sign application.

(include draft drawing)

Public Services (state what services are available and what agency is providing the service):

Potable Water - Star Sewer and Water District (Pending Terramor Subdivision)

Irrigation Water - Pressurized Irrigation via Terramor Subdivision; Middleton Ditch Company

Sanitary Sewer - Star Sewer and Water District (Pending Terramor Subdivision)

Schools - Middleton School District

Fire Protection - Middleton Rural Fire District / Star Fire Protection District

Roads - Canyon Highway District #4 / ITD

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

Subdivision/Project Name: N/A Phase: N/A

Special Flood Hazard Area: total acreage N/A number of homes/structures N/A

a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0253G
FIRM effective date(s): mm/dd/year 06/07/2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: No Flood Zone
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting. 12/4/25	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. **(Please contact the City for addresses & labels)** (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
✓	Completed and signed Conditional Use Application	BN
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	BN
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	
✓	If the signature on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	
✓	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
✓	• Existing boundaries, property lines, and dimensions of the lot	
✓	• Relationship to adjacent properties, streets, and private lanes	
✓	• Easements and right-of-way lines on or adjacent to the lot	
✓	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
✓	• Building locations(s) (including dimensions to property lines)	
✓	• Parking and loading areas (dimensioned)	
✓	• Traffic access drives and traffic circulation (dimensioned)	

✓	• Open/common spaces	
✓	• Refuse and service areas	
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
Complies - not shown	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
✓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
✓	• Proposed screening structures	
✓	• Design drawings(s) of all fencing proposed	
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed	

SIGNS (If applicable):

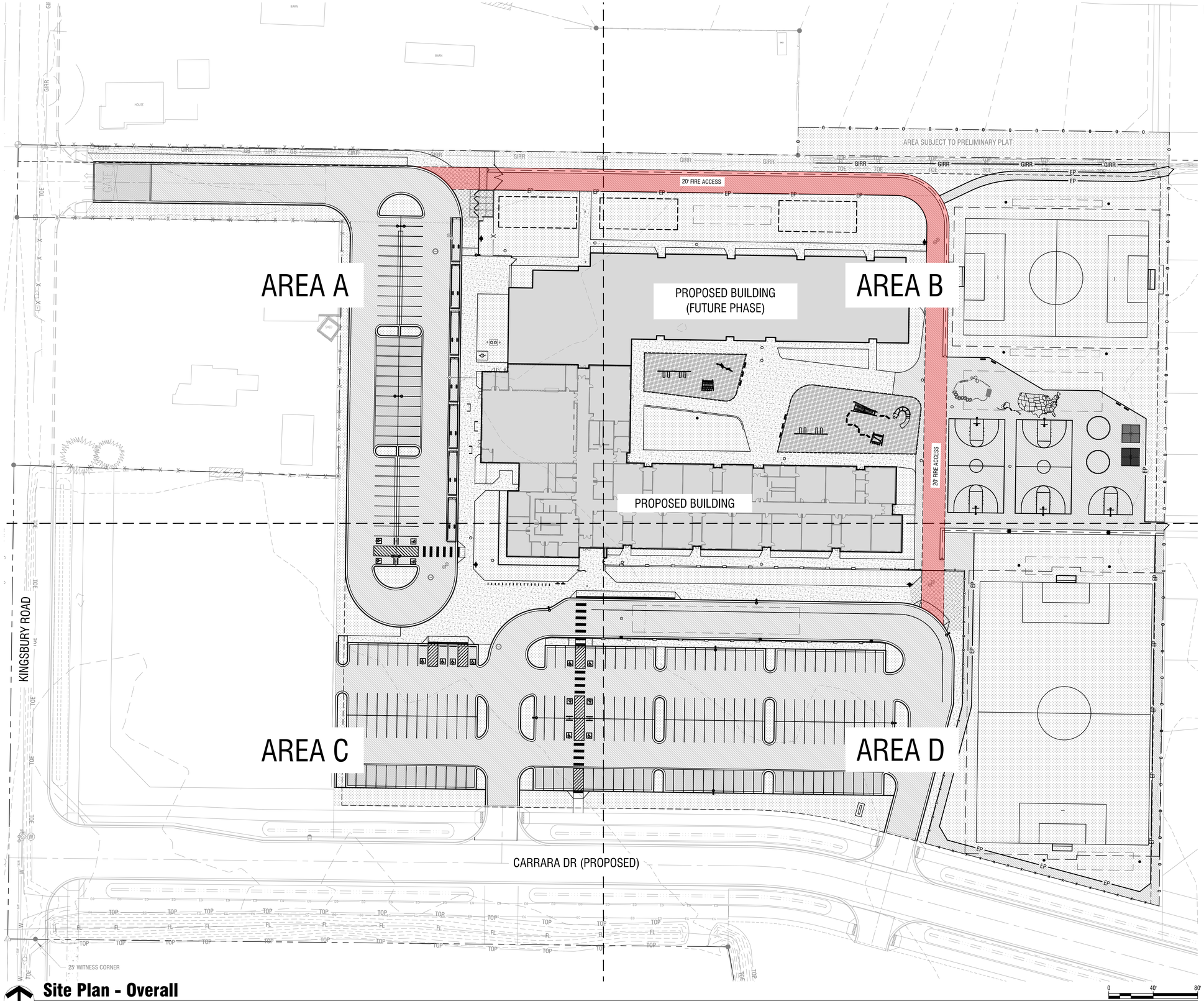
All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

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

Brook Hunt — 1/16/2026

Applicant/Representative Signature — Date



Site Plan - Overall

Horizontal Scale: 1" = 40'

Project Calculations:

A. SITE DESIGN: 11.35 ACRES
- A.A. PHASE 1 BUILDING COVERAGE: 39,000 SF | 12.7%
  - A.A.A. FUTURE PHASE & PHASE 1 BUILDING COVERAGE: ± 67,500 SF | 13.7%*
- A.B. LANDSCAPING: 176,174 SF | 35.6%
- A.C. PAVING (INCL. UNIT PAVERS): 213,981 SF | 43.2%
- A.D. OTHER (CURB/GUTTER, ETC) 36,751 SF | 7.4%

B. IRRIGABLE LANDSCAPE AREA
- B.A. TURF GRASS: 142,795 SF | 3.28 ACRES
- B.B. PLANTERS: 23,492 SF | 0.54 ACRES
- B.C. NON IRRIGATED LANDSCAPE (GRAVEL, SYNTHETIC TURF PLAY SURFACE): 9,887 SF | 0.23 ACRES

C. PARKING
- C.A. STANDARD STALLS
  - C.A.A. REQUIRED: 81**
  - C.A.B. PROVIDED: 243***
- C.B. ADA STALLS
  - C.B.A. REQUIRED: 7
  - C.B.B. PROVIDED: 14
- C.C. BICYCLE PARKING
  - C.C.A. REQUIRED: NOT DEFINED
  - C.C.B. PROVIDED: 36 AND 20 MICROMOBILITY/SCOOTER SPACES
- C.D. BUS DROP-OFF DISTANCE: 292 LF
- C.E. PARENT/GUARDIAN DROP-OFF DISTANCE: 378 LF

* NOTE: PAVING AND LANDSCAPE AREAS WILL BE INCREASED TEMPORARILY DURING PHASE 1 PRIOR TO FUTURE PHASE BUILDING FOOTPRINT CONSTRUCTION.

** CALCULATION BASED ON FULL (PHASE 1 AND FUTURE PHASE) BUILDING CONSTRUCTION.

*** CALCULATION INCLUDES 50 FUTURE PHASE PARKING SPACES IN SOUTHWEST LOT

LKV ARCHITECTS
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STATE OF IDAHO · SEAN CONNER · 01/02/2026 · LA-16870 · LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
4		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

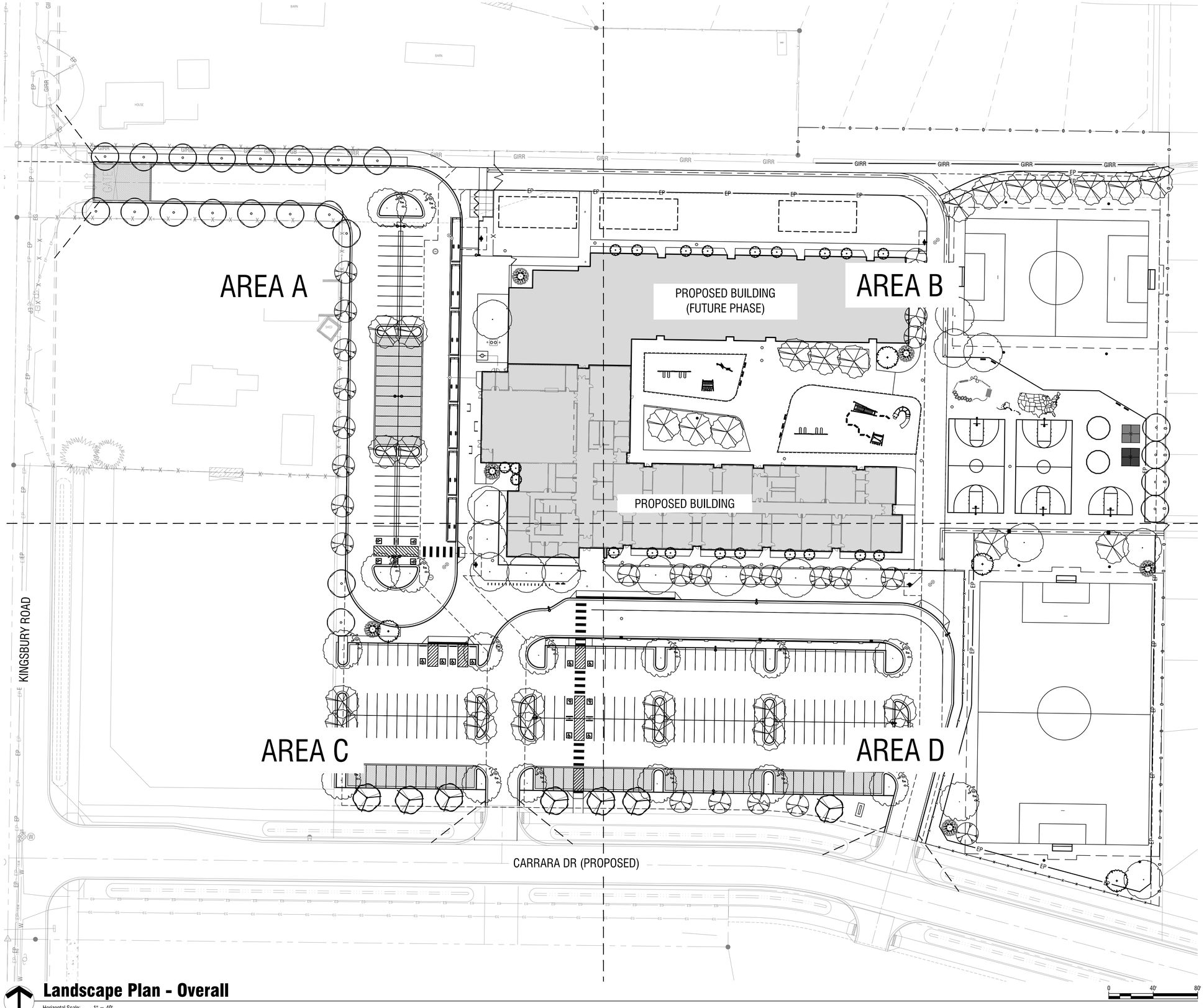
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LKV PROJECT #: 2550

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CHECKED BY: SR/SC

PRELIMINARY

DRAWING NO.:

C2.00
SITE PLAN - OVERALL



Landscape Plan - Overall

Horizontal Scale: 1" = 40'

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STATE OF IDAHO
SEAN CONNER
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LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
A		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
LKV PROJECT #: 2550

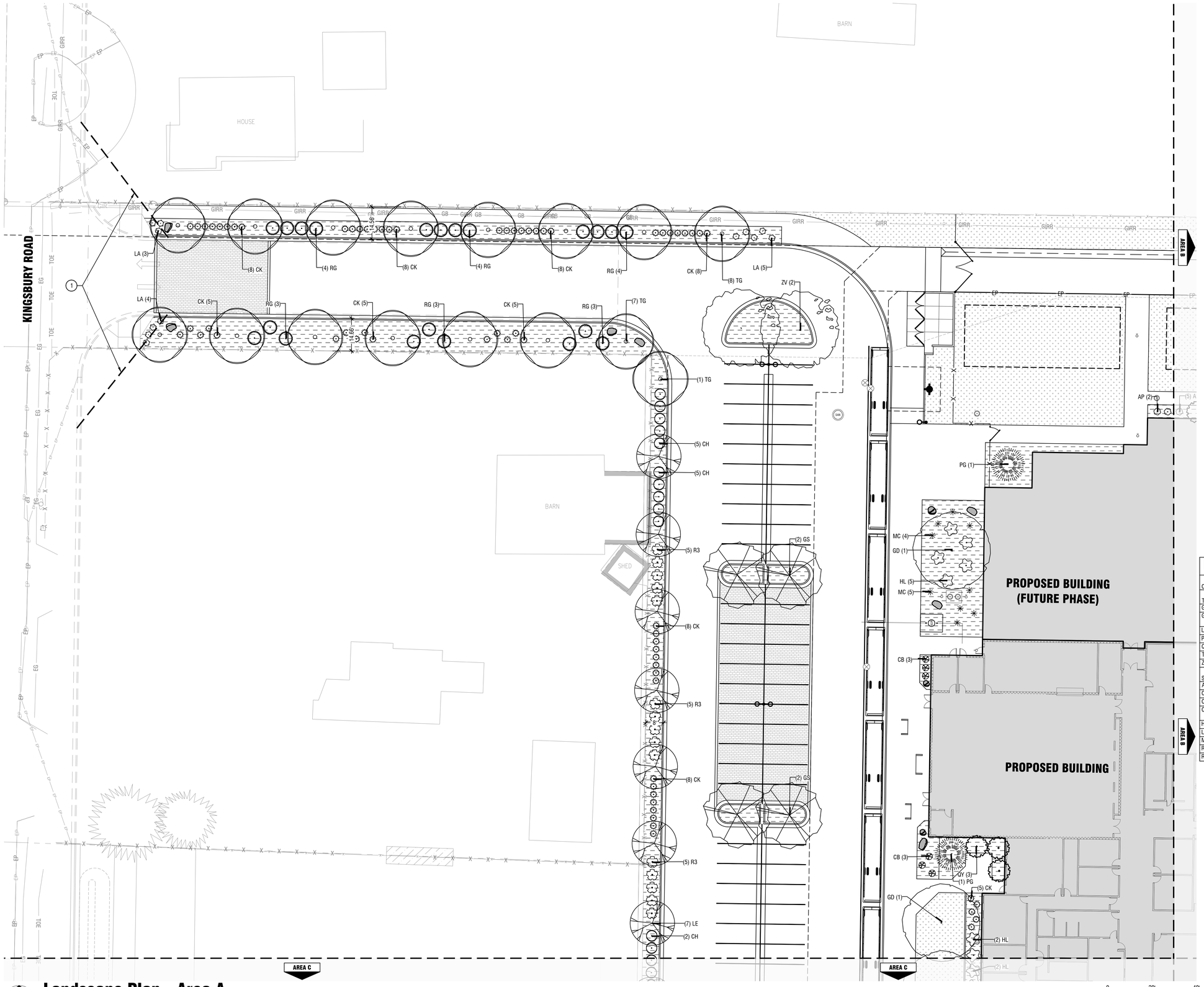
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CHECKED BY: SR/SC

PRELIMINARY

DRAWING NO.:

L1.00

LANDSCAPE PLAN - OVERALL



Landscape Plan - Area A

Horizontal Scale: 1" = 20'

Sheet Notes:

1. REFER TO SHEET L1.50 FOR COMPLETE PLANT SCHEDULE.
2. NO EXISTING NATURAL FEATURES EXIST ON SITE.
3. NO SLOPES GREATER THAN 20% SLOPE EXIST OR ARE PROPOSED ON THIS SITE.

Material Legend:

TURF SOD.

3" DEPTH MULCH.

LARGE SANDSTONE BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.

Keynotes:

(#)

1. CLEAR VISION TRIANGLE PER CITY CODE 8-4A-7.
2. LANDSCAPE BY SUBDIVISION DEVELOPMENT.

Landscape Calculations:

A. STREET FRONTAGE LANDSCAPE REQUIREMENTS
- A.A. LINEAL FEET OF STREET FRONTAGE | CARRARA DRIVE: 691'
- A.B. STREET TREES REQUIRED; 1 TREE PER 35' = 20
  - A.B.A. TOTAL STREET TREES PROVIDED: 13

B. WIDTH OF STREET BUFFER | CARRARA DRIVE = 30'

C. PARKING LOT LANDSCAPE REQUIREMENTS
- C.A. WEST PARKING LOT PERIMETER LANDSCAPE BUFFER
  - C.A.A. DRIVEWAY
    - C.A.A.A. NORTH OF DRIVEWAY: 14.56' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 8 TREES REQUIRED; 8 TREES PROVIDED
    - C.A.A.B. SOUTH OF DRIVEWAY: 14.66' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 6 TREES REQUIRED; 7 TREES PROVIDED
  - C.A.B. WEST PROPERTY LINE: 8' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 11 TREES REQUIRED; 11 TREES PROVIDED
- C.B. WEST PARKING LOT INTERIOR LANDSCAPE
  - C.B.A. TOTAL PARKING SPACES: 64
  - C.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.B.C. TOTAL PARKING LOT AREA: 37,678 SF
  - C.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,750 SF; 5%
- C.C. SOUTH PARKING LOT INTERIOR LANDSCAPE
  - C.C.A. TOTAL PARKING SPACES: 180
  - C.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.C.C. TOTAL PARKING LOT AREA: 55,171 SF
  - C.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 4,162 SF; 8%

D. TREE MITIGATION CALCULATIONS
- D.A. NOT APPLICABLE; NO EXISTING TREES ON SITE.

E. TOTAL NUMBER OR TREES
- E.A. TOTAL TREES (PARKING LOTS, STREET FRONTAGE, AND PARKING PERIMETER LANDSCAPE): 75
- E.B. TREE SPECIES MIX: 6

PLANT SCHEDULE AREA A

CODE	BOTANICAL / COMMON NAME
TREES	
GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
PG	PICEA GLAUCA / WHITE SPRUCE
QY	QUERCUS X BIMUNDORUM `JFS-KW2QX` / SKINNY GENES® OAK
TG	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
ZV	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA
SHRUBS	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CB	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST BLUEBEARD
CH	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
HL	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT PANICLE HYDRANGEA
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
R3	ROSA X 'RADRAZZ' / KNOCK OUT® SHRUB ROSE
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

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STATE OF IDAHO
SEAN CONNER
01/2026
LA-16870
LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
1		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
LKV PROJECT #: 2550

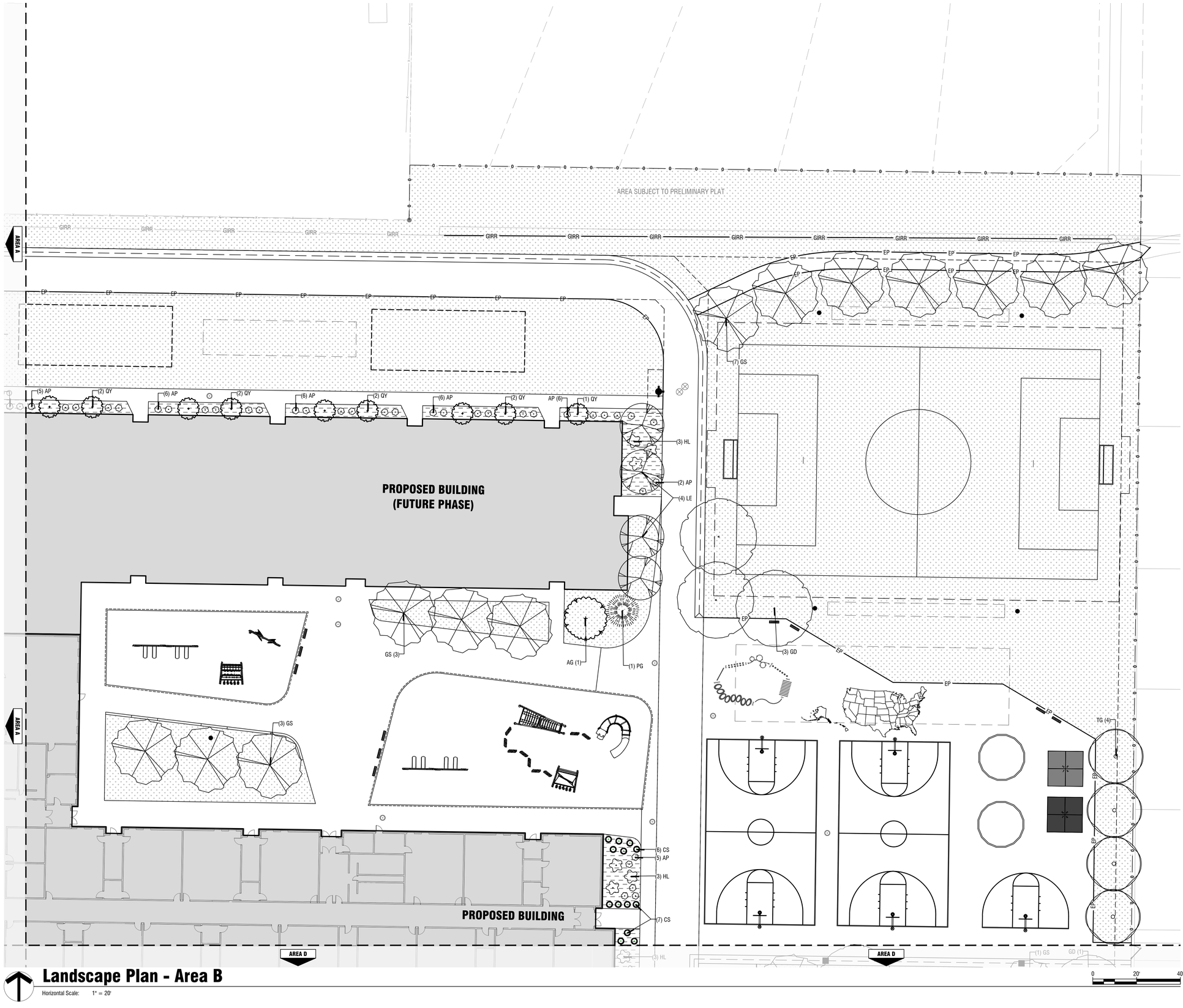
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CHECKED BY: SR/SC

PRELIMINARY

DRAWING NO.:

L1.01

LANDSCAPE PLAN - AREA A



Landscape Plan - Area B

Horizontal Scale: 1" = 20'

Sheet Notes:

1. REFER TO SHEET L1.50 FOR COMPLETE PLANT SCHEDULE.
2. NO EXISTING NATURAL FEATURES EXIST ON SITE.
3. NO SLOPES GREATER THAN 20% SLOPE EXIST OR ARE PROPOSED ON THIS SITE.

Material Legend:

TURF SOD.

3" DEPTH MULCH.

LARGE SANDSTONE BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.

Keynotes:

1. CLEAR VISION TRIANGLE PER CITY CODE 8-4A-7.
2. LANDSCAPE BY SUBDIVISION DEVELOPMENT.

Landscape Calculations:

A. STREET FRONTAGE LANDSCAPE REQUIREMENTS
- A.A. LINEAL FEET OF STREET FRONTAGE | CARRARA DRIVE: 691'
- A.B. STREET TREES REQUIRED; 1 TREE PER 35' = 20
  - A.B.A. TOTAL STREET TREES PROVIDED: 13

B. WIDTH OF STREET BUFFER | CARRARA DRIVE = 30'

C. PARKING LOT LANDSCAPE REQUIREMENTS
- C.A. WEST PARKING LOT PERIMETER LANDSCAPE BUFFER
  - C.A.A. DRIVEWAY
    - C.A.A.A. NORTH OF DRIVEWAY: 14.56' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 8 TREES REQUIRED; 8 TREES PROVIDED
    - C.A.A.B. SOUTH OF DRIVEWAY: 14.66' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 6 TREES REQUIRED; 7 TREES PROVIDED
  - C.A.B. WEST PROPERTY LINE: 8' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 11 TREES REQUIRED; 11 TREES PROVIDED
- C.B. WEST PARKING LOT INTERIOR LANDSCAPE
  - C.B.A. TOTAL PARKING SPACES: 64
  - C.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.B.C. TOTAL PARKING LOT AREA: 37,678 SF
  - C.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,750 SF; 5%
- C.C. SOUTH PARKING LOT INTERIOR LANDSCAPE
  - C.C.A. TOTAL PARKING SPACES: 180
  - C.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.C.C. TOTAL PARKING LOT AREA: 55,171 SF
  - C.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 4,162 SF; 8%

D. TREE MITIGATION CALCULATIONS
- D.A. NOT APPLICABLE; NO EXISTING TREES ON SITE.

E. TOTAL NUMBER OR TREES
- E.A. TOTAL TREES (PARKING LOTS, STREET FRONTAGE, AND PARKING PERIMETER LANDSCAPE): 75
- E.B. TREE SPECIES MIX: 6

PLANT SCHEDULE AREA B

CODE	BOTANICAL / COMMON NAME
TREES	
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
PG	PICEA GLAUCA / WHITE SPRUCE
QY	QUERCUS X BIMUNDORUM `JFS-KW2QX` / SKINNY GENES® OAK
TG	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
SHRUBS	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CS	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
HL	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT PANICLE HYDRANGEA

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STATE OF IDAHO
SEAN CONNER
01/2026
LA-16870
LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
1		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
LKV PROJECT #: 2550

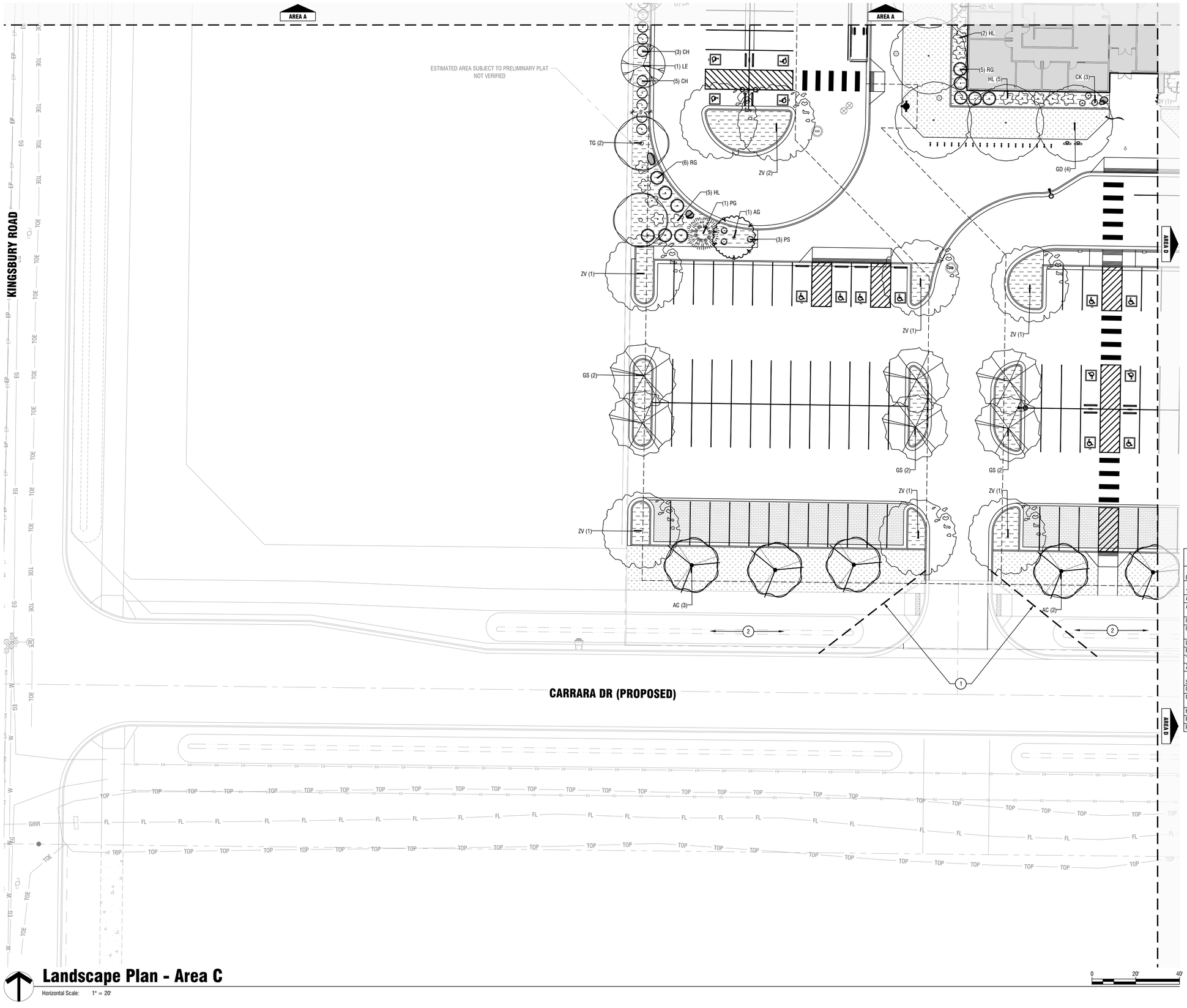
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L1.02

LANDSCAPE PLAN - AREA B



Sheet Notes:

1. REFER TO SHEET L1.50 FOR COMPLETE PLANT SCHEDULE.
2. NO EXISTING NATURAL FEATURES EXIST ON SITE.
3. NO SLOPES GREATER THAN 20% SLOPE EXIST OR ARE PROPOSED ON THIS SITE.

Material Legend:

TURF SOD.

3" DEPTH MULCH.

LARGE SANDSTONE BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.

Keynotes:

1. CLEAR VISION TRIANGLE PER CITY CODE 8-4A-7.
2. LANDSCAPE BY SUBDIVISION DEVELOPMENT.

Landscape Calculations:

A. STREET FRONTAGE LANDSCAPE REQUIREMENTS
- A.A. LINEAL FEET OF STREET FRONTAGE | CARRARA DRIVE: 691'
- A.B. STREET TREES REQUIRED; 1 TREE PER 35' = 20
  - A.B.A. TOTAL STREET TREES PROVIDED: 13

B. WIDTH OF STREET BUFFER | CARRARA DRIVE = 30'

C. PARKING LOT LANDSCAPE REQUIREMENTS
- C.A. WEST PARKING LOT PERIMETER LANDSCAPE BUFFER
  - C.A.A. DRIVEWAY
    - C.A.A.A. NORTH OF DRIVEWAY: 14.56' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 8 TREES REQUIRED; 8 TREES PROVIDED
    - C.A.A.B. SOUTH OF DRIVEWAY: 14.66' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 6 TREES REQUIRED; 7 TREES PROVIDED
  - C.A.B. WEST PROPERTY LINE: 8' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 11 TREES REQUIRED; 11 TREES PROVIDED
- C.B. WEST PARKING LOT INTERIOR LANDSCAPE
  - C.B.A. TOTAL PARKING SPACES: 64
  - C.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.B.C. TOTAL PARKING LOT AREA: 37,678 SF
  - C.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,750 SF; 5%
- C.C. SOUTH PARKING LOT INTERIOR LANDSCAPE
  - C.C.A. TOTAL PARKING SPACES: 180
  - C.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.C.C. TOTAL PARKING LOT AREA: 55,171 SF
  - C.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 4,162 SF; 8%

D. TREE MITIGATION CALCULATIONS
- D.A. NOT APPLICABLE; NO EXISTING TREES ON SITE.

E. TOTAL NUMBER OR TREES
- E.A. TOTAL TREES (PARKING LOTS, STREET FRONTAGE, AND PARKING PERIMETER LANDSCAPE): 75
- E.B. TREE SPECIES MIX: 6

PLANT SCHEDULE AREA C

CODE	BOTANICAL / COMMON NAME
TREES	
AC	ACER X FREEMANII 'CELZAM' / CELEBRATION® FREEMAN MAPLE
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
PG	PICEA GLAUCA / WHITE SPRUCE
TG	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
ZV	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA
SHRUBS	
CH	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
HL	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT PANICLE HYDRANGEA
PS	PINUS MUGO `SLOWMOUND` / SLOWMOUND MUGO PINE
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

Landscape Plan - Area C

Horizontal Scale: 1" = 20'

0 20' 40'

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STATE OF IDAHO
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Revisions	Description	Date
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Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
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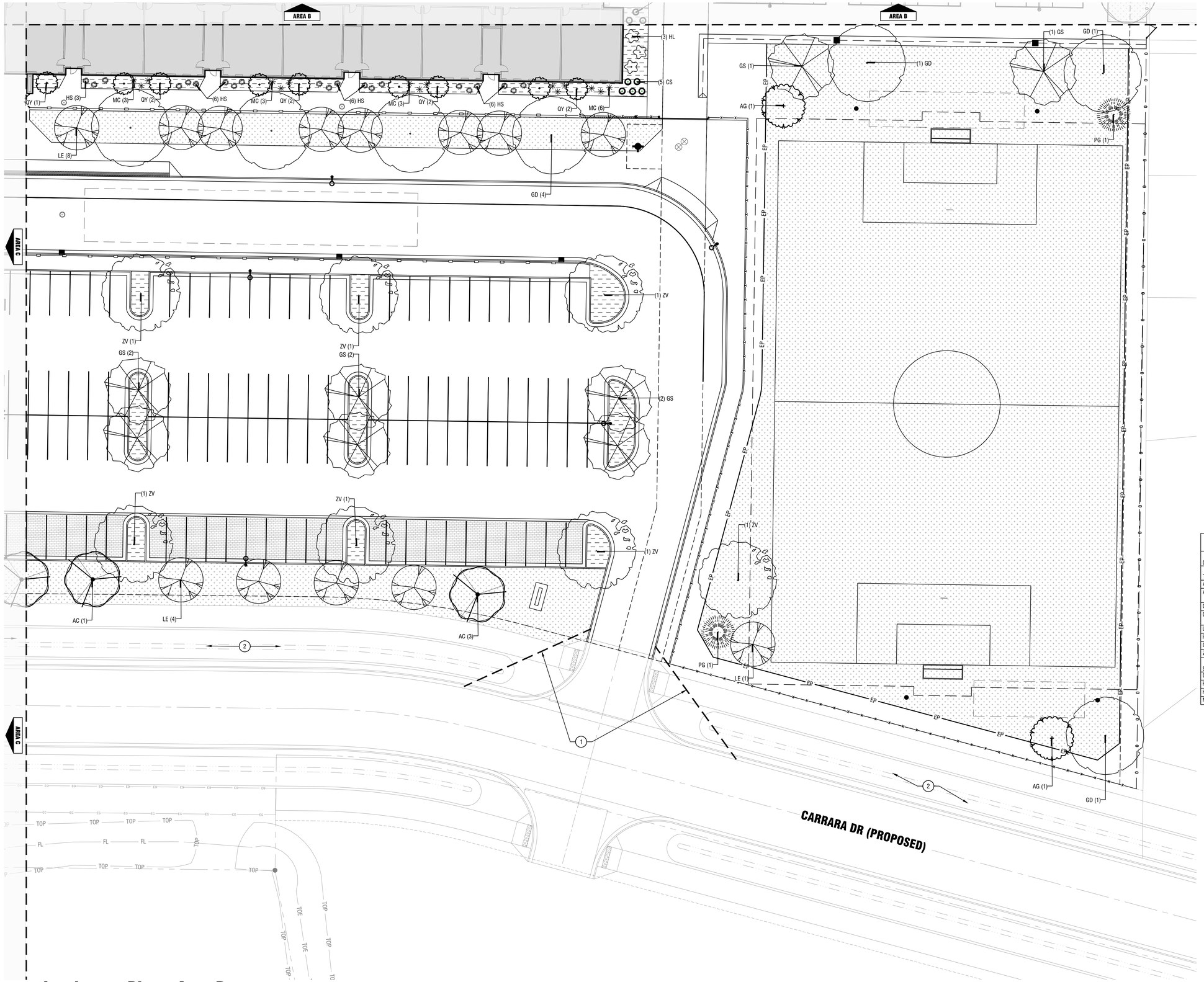
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PRELIMINARY

DRAWING NO.:

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LANDSCAPE PLAN - AREA C



Sheet Notes:

1. REFER TO SHEET L1.50 FOR COMPLETE PLANT SCHEDULE.
2. NO EXISTING NATURAL FEATURES EXIST ON SITE.
3. NO SLOPES GREATER THAN 20% SLOPE EXIST OR ARE PROPOSED ON THIS SITE.

Material Legend:

TURF SOD.

3" DEPTH MULCH.

LARGE SANDSTONE BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.

Keynotes:

1. CLEAR VISION TRIANGLE PER CITY CODE 8-4A-7.
2. LANDSCAPE BY SUBDIVISION DEVELOPMENT.

Landscape Calculations:

A. STREET FRONTAGE LANDSCAPE REQUIREMENTS
- A.A. LINEAL FEET OF STREET FRONTAGE | CARRARA DRIVE: 691'
- A.B. STREET TREES REQUIRED; 1 TREE PER 35' = 20
  - A.B.A. TOTAL STREET TREES PROVIDED: 13

B. WIDTH OF STREET BUFFER | CARRARA DRIVE = 30'

C. PARKING LOT LANDSCAPE REQUIREMENTS
- C.A. WEST PARKING LOT PERIMETER LANDSCAPE BUFFER
  - C.A.A. DRIVEWAY
    - C.A.A.A. NORTH OF DRIVEWAY: 14.56' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 8 TREES REQUIRED; 8 TREES PROVIDED
    - C.A.A.B. SOUTH OF DRIVEWAY: 14.66' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 6 TREES REQUIRED; 7 TREES PROVIDED
  - C.A.B. WEST PROPERTY LINE: 8' WIDTH OF PERIMETER LANDSCAPE STRIP; 1 TREE PER 35' = 11 TREES REQUIRED; 11 TREES PROVIDED
- C.B. WEST PARKING LOT INTERIOR LANDSCAPE
  - C.B.A. TOTAL PARKING SPACES: 64
  - C.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.B.C. TOTAL PARKING LOT AREA: 37,678 SF
  - C.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,750 SF; 5%
- C.C. SOUTH PARKING LOT INTERIOR LANDSCAPE
  - C.C.A. TOTAL PARKING SPACES: 180
  - C.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 8%
  - C.C.C. TOTAL PARKING LOT AREA: 55,171 SF
  - C.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 4,162 SF; 8%

D. TREE MITIGATION CALCULATIONS
- D.A. NOT APPLICABLE; NO EXISTING TREES ON SITE.

E. TOTAL NUMBER OR TREES
- E.A. TOTAL TREES (PARKING LOTS, STREET FRONTAGE, AND PARKING PERIMETER LANDSCAPE): 75
- E.B. TREE SPECIES MIX: 6

PLANT SCHEDULE AREA D

CODE	BOTANICAL / COMMON NAME
TREES	
AC	ACER X FREEMANII 'CELZAM' / CELEBRATION® FREEMAN MAPLE
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR
PG	PICEA GLAUCA / WHITE SPRUCE
QY	QUERCUS X BIMUNDORUM `JFS-KW2QX` / SKINNY GENES® OAK
ZV	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA
SHRUBS	
CS	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
HL	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT PANICLE HYDRANGEA
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

Landscape Plan - Area D

Horizontal Scale: 1" = 20'

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

THE LAND GROUP
PN: 124101
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Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

STATE OF IDAHO
SEAN CONNER
01/2026
LA-16870
LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
4		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
LKV PROJECT #: 2550

DRAWN BY: TS/JG/CL
CHECKED BY: SR/SC

PRELIMINARY

DRAWING NO.:

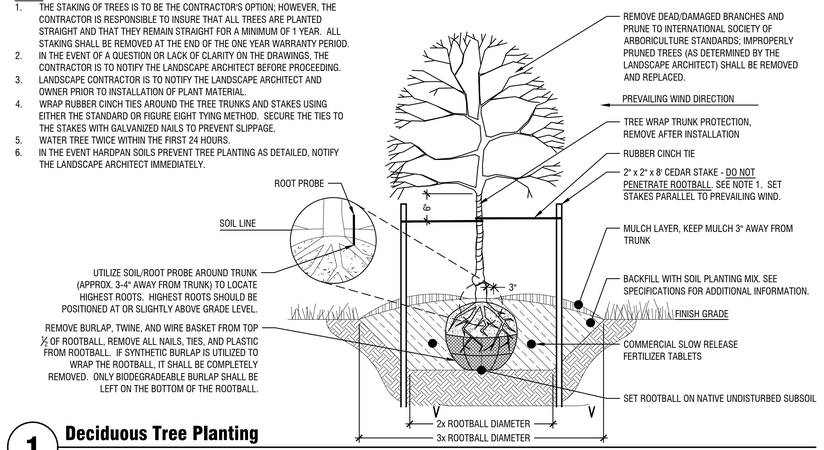
L1.04

LANDSCAPE PLAN - AREA D

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	AC	ACER X FREEMANII 'CELZAM' / CELEBRATION® FREEMAN MAPLE	2" CAL.	B&B
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	2" CAL.	B&B
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL.	B&B
	LE	LIRIODENDRON TULIPIFERA 'JFS-OZ' / EMERALD CITY® TULIP POPLAR	2" CAL.	B&B
	PG	PICEA GLAUCA / WHITE SPRUCE	7` HT.	B&B
	QY	QUERCUS X BIMUNDORUM `JFS-KW2QX` / SKINNY GENES® OAK	2" CAL.	B&B
	TG	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	2" CAL.	B&B
SHRUBS				
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL.	POT
	CB	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST BLUEBEARD	3 GAL.	POT
	CH	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD	3 GAL.	POT
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	POT
	CS	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	POT
	HL	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT PANICLE HYDRANGEA	3 GAL.	POT
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL.	POT
	LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	2 GAL.	POT
	MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	2 GAL.	POT
	PS	PINUS MUGO `SLOWMOUND` / SLOWMOUND MUGO PINE	3 GAL.	POT
	R3	ROSA X 'RADRAZZ' / KNOCK OUT® SHRUB ROSE	3 GAL.	POT
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT

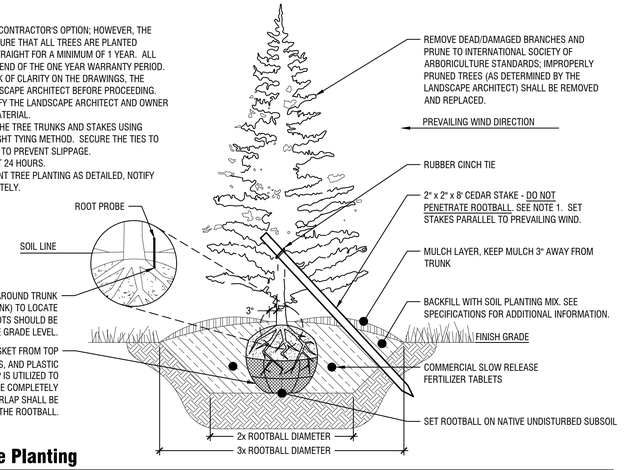
NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION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



1 Deciduous Tree Planting

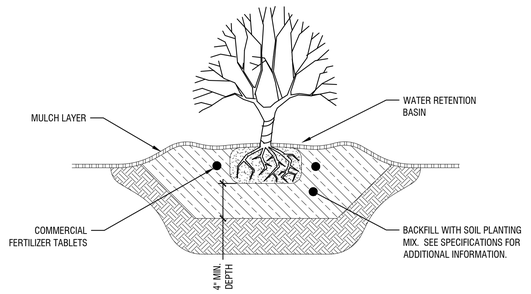
Scale: NTS

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6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



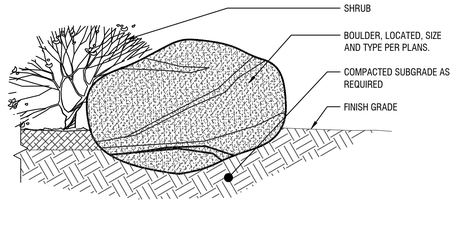
2 Coniferous Tree Planting

Scale: NTS



3 Shrub Planting

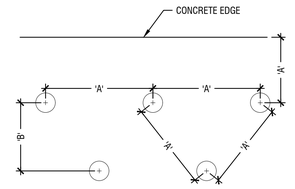
Scale: NTS



NOTES:
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

4 Boulder Installation

Scale: NTS



NOTE:
1. GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.

SPACING 'A'	SPACING 'B'
6" O.C.	5.20" O.C.
8" O.C.	6.93" O.C.
10" O.C.	8.66 O.C.
12" O.C.	10.40" O.C.
15" O.C.	13.00" O.C.
18" O.C.	15.60" O.C.
24" O.C.	20.80" O.C.
30" O.C.	26.00" O.C.
36" O.C.	30.00" O.C.

5 Typical Plant Spacing

Scale: NTS

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STATE OF IDAHO
SEAN CONNER
07/2026
LA-16870
LICENSED LANDSCAPE ARCHITECT

Revisions	Description	Date
1		

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: TBD
LKV PROJECT #: 2550

DRAWN BY: TS/JG/CL
CHECKED BY: SR/SC

PRELIMINARY

DRAWING NO.:
L1.50
LANDSCAPE DETAILS

Legend

	12" CMU: SPLIT FACE OR PRECISION 8x16 RUNNING BOND. SEE WALL TYPES AND SECTIONS FOR BLOCK DEPTH & COURSE CHANGES.
	4" CMU: SPLIT FACE OR PRECISION 4x16 RUNNING BOND. COLOR: HOUSTON BLEND. SEE WALL TYPES AND SECTIONS FOR BLOCK DEPTH & COURSE CHANGES.
	FORMED METAL WALL PANEL(S)
	METAL WALL PANEL(S) (VERTICAL INSTALLATION)
C.J.	CONTROL JOINT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Keyed Notes

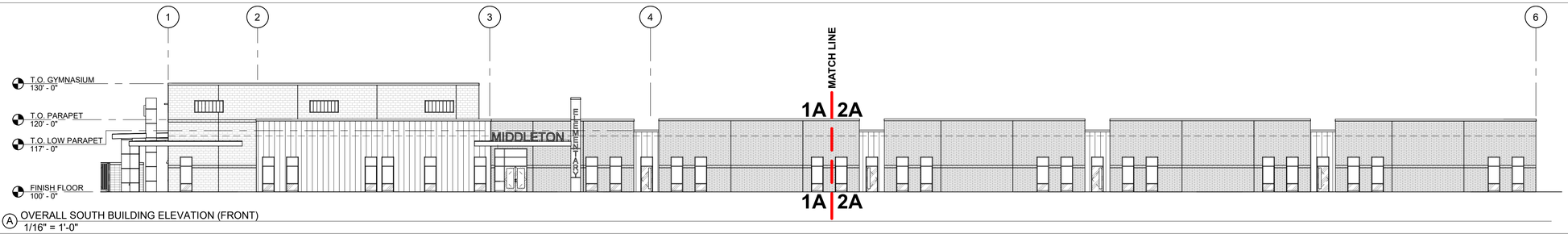
042000.A3	CONCRETE MASONRY UNIT(S) SMOOTH FACE, 12X8X16
042000.A5	CONCRETE MASONRY UNIT(S) SMOOTH FACE, 4X4X16
042000.B3	CONCRETE MASONRY UNIT(S) SPLIT FACE, 12X8X16
042000.B5	CONCRETE MASONRY UNIT(S) SPLIT FACE, 4X4X16
074213.A1	METAL WALL PANEL(S) - DEEP RIB
074213.A2	METAL WALL PANEL(S) - FLUSH/SMOOTH
074213.A4	METAL WALL PANEL(S) - INFILL
076200.C1	PRE-FINISHED METAL COPING, 24 GA.
076200.C4	PRE-FINISHED METAL FASCIA, 24 GA.
101419.A1	EXTERIOR METAL SIGNAGE

Reference Notes

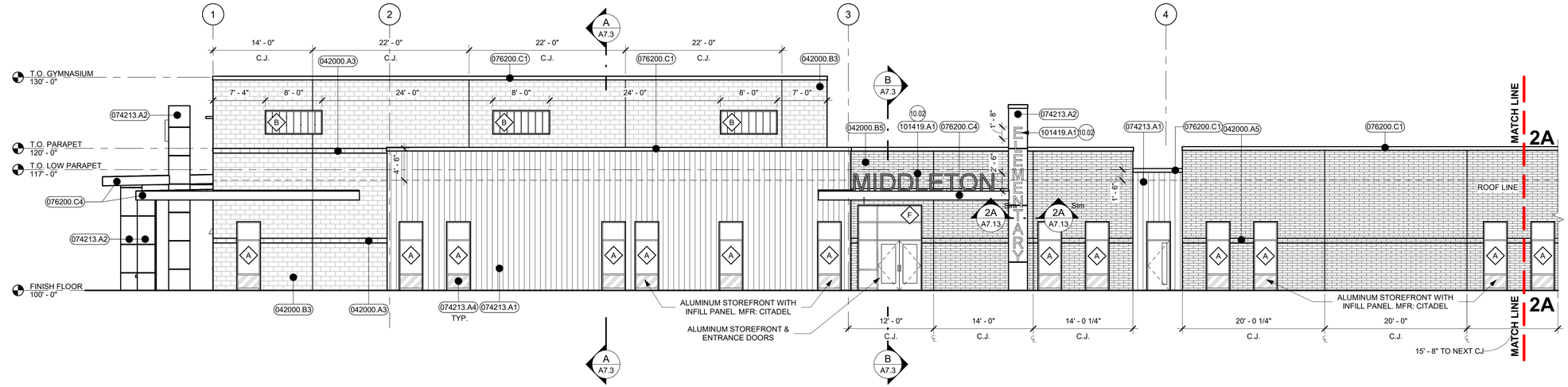
10.02	COORDINATE FINAL TEXT AND LOCATION WITH ARCHITECT

General Notes

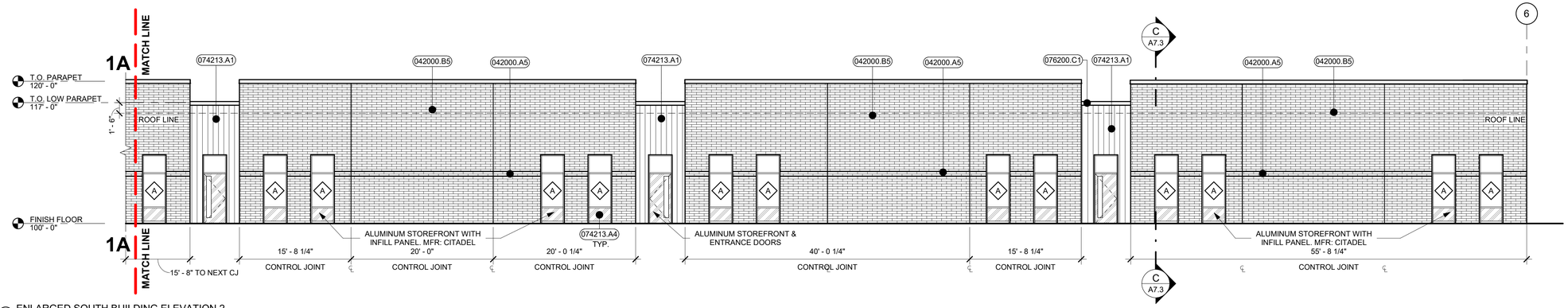
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2. SEE ROOF PLAN, SHEET A-6.1, FOR PARAPET COPING AND ROOF FLASHING DETAIL REFERENCES.
3. SEAL ALL EXTERIOR MASONRY SURFACES WITH WATER REPELLENT SEALER. SEE SPECIFICATIONS. ANTI-GRAFFITI TYPE LESS THAN 10'-0" A.F.F.
4. PRIME AND PAINT IN ENTIRETY ALL ROOF TOP EQUIPMENT, VENTS, AND FLUES EXTENDING ABOVE TOP OF PARAPET ELEVATION. COLOR AS SELECTED BY ARCHITECT.
5. SEE FLOOR PLANS AND WALL SECTIONS FOR CMU VENEER AND STRUCTURAL CMU LOCATIONS.
6. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHT FIXTURE AND SPEAKER LOCATIONS. COORDINATE FINAL HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES.



A OVERALL SOUTH BUILDING ELEVATION (FRONT)
1/16" = 1'-0"



1A ENLARGED SOUTH BUILDING ELEVATION
1/8" = 1'-0"



2A ENLARGED SOUTH BUILDING ELEVATION 2
1/8" = 1'-0"

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
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208.336.3443

PRELIMINARY
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Revisions
Description | Date
1

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: 1/19/2026
LKV PROJECT #: 2550

DRAWN BY: Author
CHECKED BY: Checker

CUP SUBMISSION

DRAWING NO.:
A5.1
ARCHITECTURAL EXTERIOR BUILDING ELEVATIONS

Legend

	12" CMU: SPLIT FACE OR PRECISION 8x16 RUNNING BOND. SEE WALL TYPES AND SECTIONS FOR BLOCK DEPTH & COURSE CHANGES.
	4" CMU: SPLIT FACE OR PRECISION 4x16 RUNNING BOND. COLOR: HOUSTON BLEND. SEE WALL TYPES AND SECTIONS FOR BLOCK DEPTH & COURSE CHANGES.
	FORMED METAL WALL PANEL(S)
	METAL WALL PANEL(S) (VERTICAL INSTALLATION)
C.J.	CONTROL JOINT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Keyed Notes

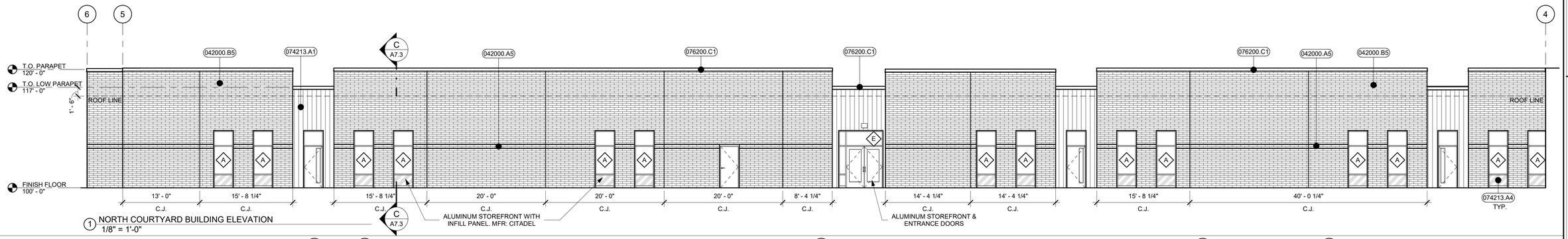
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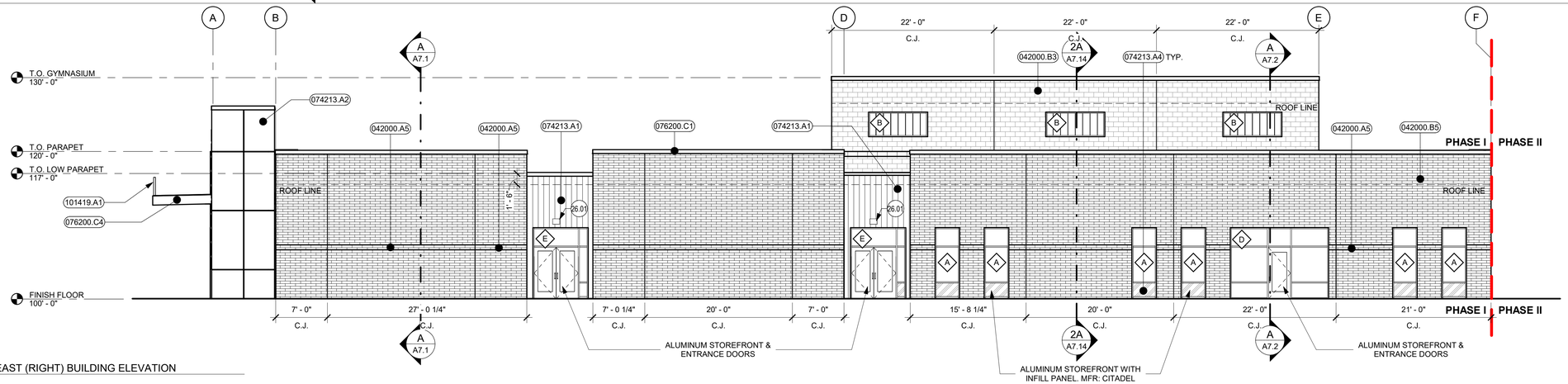
10.02	COORDINATE FINAL TEXT AND LOCATION WITH ARCHITECT
26.01	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS

General Notes

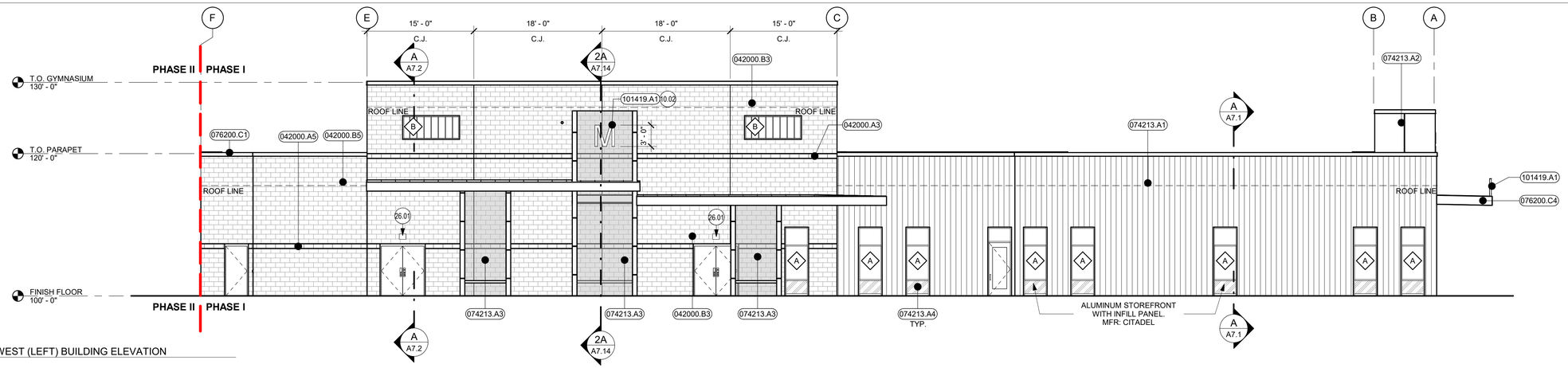
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5. SEE FLOOR PLANS AND WALL SECTIONS FOR CMU VENEER AND STRUCTURAL CMU LOCATIONS.
6. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHT FIXTURE AND SPEAKER LOCATIONS. COORDINATE FINAL HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES.



1 NORTH COURTYARD BUILDING ELEVATION
1/8" = 1'-0"



2 OVERALL EAST (RIGHT) BUILDING ELEVATION
1/8" = 1'-0"



3 OVERALL WEST (LEFT) BUILDING ELEVATION
1/8" = 1'-0"

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MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: 1/19/2026
LKV PROJECT #: 2550

DRAWN BY: Author
CHECKED BY: Checker

CUP SUBMISSION

DRAWING NO.:

A5.2
ARCHITECTURAL EXTERIOR BUILDING ELEVATIONS

EXTERIOR WALL MATERIAL LEGEND

TAG	IMAGE	COLOR IMAGE	DESCRIPTION	MANUFACTURER	SERIES / COLOR	COMMENTS
042000.A3			12x8x16 STANDARD	BASALITE	615 - PRECISION	
042000.A5			<varies>	<varies>	<varies>	
042000.B3			12x8x16 STANDARD	BASALITE	615 - SPLIT FACE	
042000.B5			4x4x16 STANDARD	BASALITE	615 - SPLIT FACE	
074213.A1			<varies>	<varies>	<varies>	

EXTERIOR WALL MATERIAL LEGEND

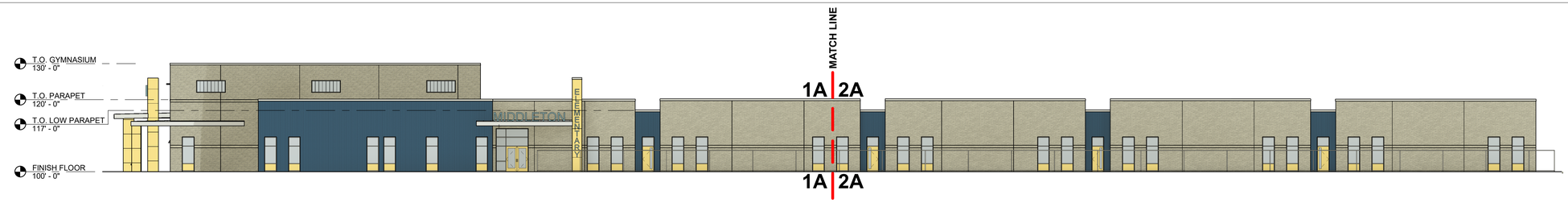
TAG	IMAGE	COLOR IMAGE	DESCRIPTION	MANUFACTURER	SERIES / COLOR	COMMENTS
074213.A2			METAL PANELS	AE SPAN	FLUSH PANEL; COLOR: CUSTOM YELLOW	
074213.A3			METAL PANELS			PERFORATED

Keyed Notes

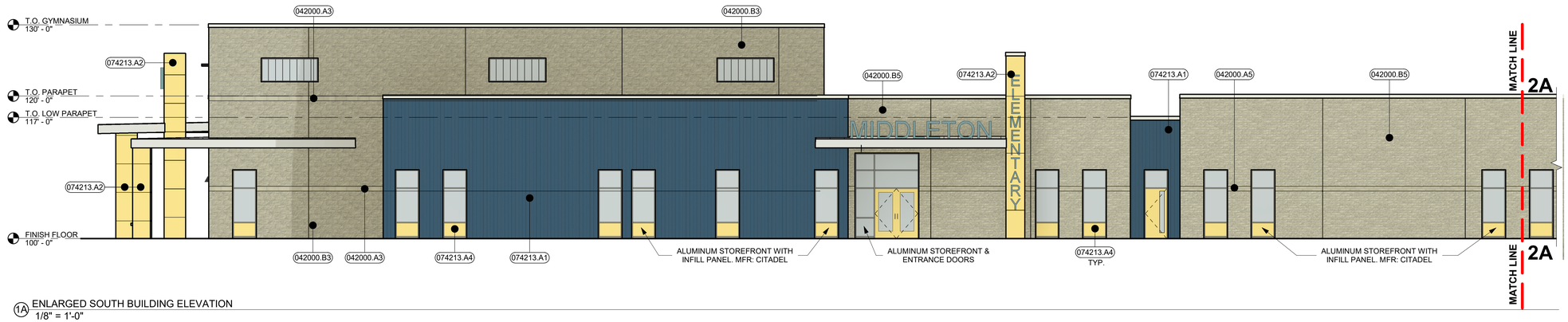
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General Notes

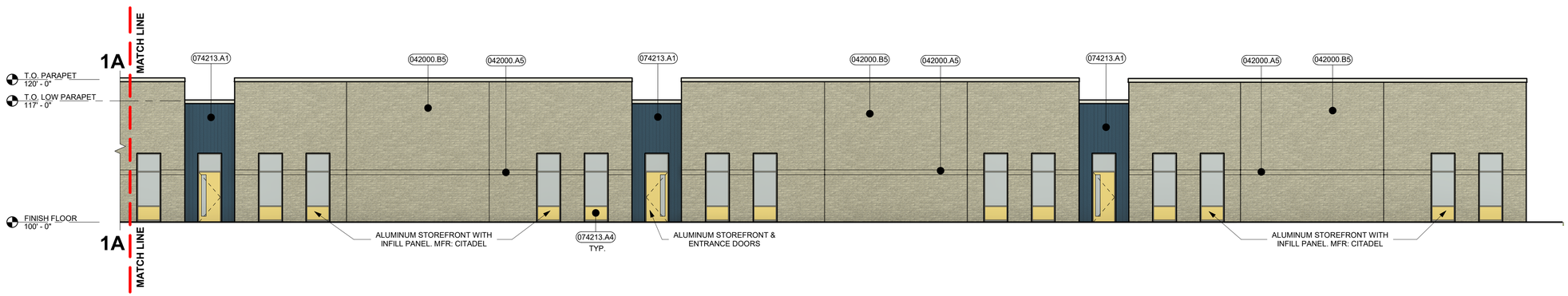
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MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: 1/19/2026
LKV PROJECT #: 2550

DRAWN BY: Author
CHECKED BY: Checker

CUP SUBMISSION

DRAWING NO.:

A5.3
EXTERIOR BUILDING ELEVATIONS - COLORED

EXTERIOR WALL MATERIAL LEGEND

TAG	IMAGE	COLOR IMAGE	DESCRIPTION	MANUFACTURER	SERIES / COLOR	COMMENTS
042000.A3			12x8x16 STANDARD	BASALITE	615 - PRECISION	
042000.A5			<varies>	<varies>	<varies>	
042000.B3			12x8x16 STANDARD	BASALITE	615 - SPLIT FACE	
042000.B5			4x4x16 STANDARD	BASALITE	615 - SPLIT FACE	
074213.A1			<varies>	<varies>	<varies>	

EXTERIOR WALL MATERIAL LEGEND

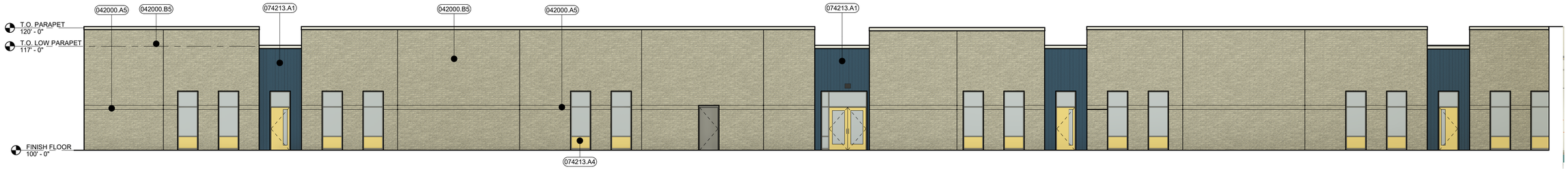
TAG	IMAGE	COLOR IMAGE	DESCRIPTION	MANUFACTURER	SERIES / COLOR	COMMENTS
074213.A2			METAL PANELS	AE SPAN	FLUSH PANEL; COLOR: CUSTOM YELLOW	
074213.A3			METAL PANELS			PERFORATED

Keyed Notes

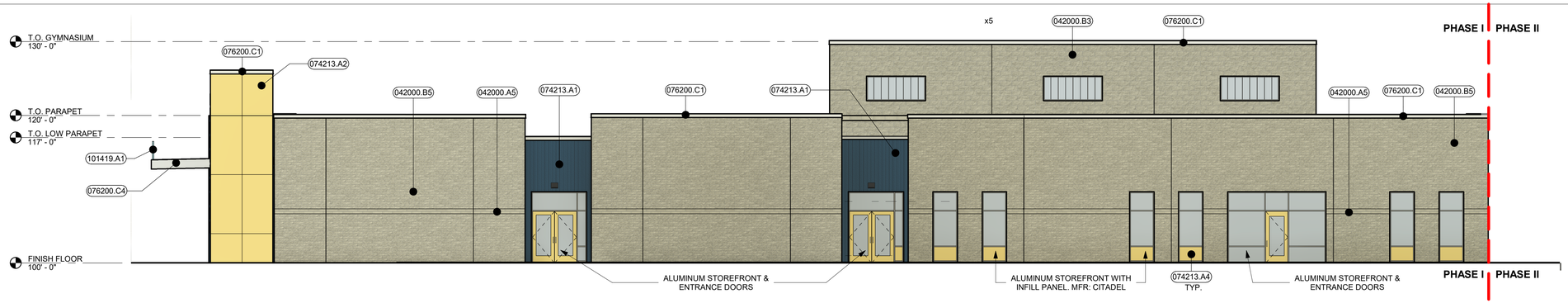
042000.A3	CONCRETE MASONRY UNIT(S) SMOOTH FACE, 12X8X16
042000.A5	CONCRETE MASONRY UNIT(S) SMOOTH FACE, 4X4X16
042000.B3	CONCRETE MASONRY UNIT(S) SPLIT FACE, 12X8X16
042000.B5	CONCRETE MASONRY UNIT(S) SPLIT FACE, 4X4X16
074213.A1	METAL WALL PANEL(S) - DEEP RIB
074213.A2	METAL WALL PANEL(S) - FLUSH/SMOOTH
074213.A3	METAL WALL PANEL(S) - PERFORATED
074213.A4	METAL WALL PANEL(S) - INFILL
076200.C1	PRE-FINISHED METAL COPING, 24 GA.
076200.C4	PRE-FINISHED METAL FASCIA, 24 GA.
101419.A1	EXTERIOR METAL SIGNAGE

General Notes

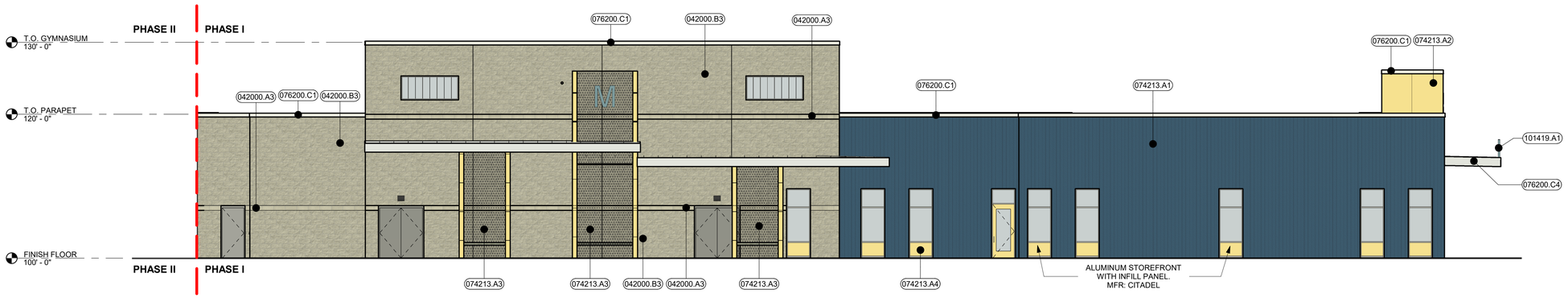
1. SEE FLOOR PLANS, SHEETS A-3.1 THROUGH A-3.7, FOR BUILDING AND WALL SECTION REFERENCES.
2. SEE ROOF PLAN, SHEET A-6.1, FOR PARAPET COPING AND ROOF FLASHING DETAIL REFERENCES.
3. SEAL ALL EXTERIOR MASONRY SURFACES WITH WATER REPELLENT SEALER. SEE SPECIFICATIONS. ANTI-GRAFFITI TYPE LESS THAN 10'-0" A.F.F.
4. PRIME AND PAINT IN ENTIRETY ALL ROOF TOP EQUIPMENT, VENTS, AND FLUES EXTENDING ABOVE TOP OF PARAPET ELEVATION. COLOR AS SELECTED BY ARCHITECT.
5. SEE FLOOR PLANS AND WALL SECTIONS FOR CMU VENEER AND STRUCTURAL CMU LOCATIONS.
6. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHT FIXTURE AND SPEAKER LOCATIONS. COORDINATE FINAL HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES.



1 OVERALL (REAR) NORTH COURTYARD BUILDING ELEVATION - COLORED
1/8" = 1'-0"



2 OVERALL EAST (RIGHT) BUILDING ELEVATION - COLORED
1/8" = 1'-0"



3 OVERALL WEST (LEFT) BUILDING ELEVATION - COLORED
1/8" = 1'-0"

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions	Date
Description	
#	

Middleton Elementary School
MIDDLETON SCHOOL DISTRICT
CORNER OF HWY 44 & CARRARA DR. MIDDLETON, ID

DATE: 1/19/2026
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CUP SUBMISSION

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A5.4
EXTERIOR BUILDING ELEVATIONS - COLORED

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 2, 2026

Shawn Nickel
Planning & Zoning Administrator
PO Box 130
Star, ID 83669

VIA EMAIL

Development Application	CU-26-01
Project Name	New Middleton Elementary School
Project Location	7550 Highway 44
Project Description	Elementary School
Applicant	Amber Van Ocker; LKV Architects

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Per Idaho Code 67-6508 & 67-6519, the Department will require a traffic impact study to be completed for this project.
    a. I encourage the applicant to reach out with any questions about scoping the impact study and how the site will integrate with the Terramor Subdivision.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

STAR FIRE PROTECTION DISTRICT
OFFICE OF THE FIRE MARSHAL

Date: February 11, 2026

To: City of Star Planning & Zoning

From: Victor Islas, Deputy Chief

Subject: Fire District Comments

File: Middleton School District School Site
CU-26-01

The Star Fire Protection District reviewed documents provided by the City of Star for the property located at 7550 Hwy 44 in Star, Canyon County, Idaho.

The Applicant is requesting approval of a conditional use permit (CU-26-01) for the newly proposed Middleton School District Elementary School.

The Fire District comments are as follows:

1. CODE OVERVIEW:
   1.1. This development can be serviced by the Star Fire Protection District. This development shall comply with the current adopted edition of the International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
   1.2. Any hazardous condition or violation of the International Building Code and/or International Fire Code that is not identified during this review shall not be construed as approval of such condition or violation.

2. FIRE COVERAGE/RESPONSE TIME:
   2.1. This project will be serviced by Station 52 located at 22585 Kingsbury Rd., Middleton, ID. Station 52 is located directly across the street from the development entrance travel time under normal driving conditions.
   2.2. The Fire District level of service expectation goal is 5 minutes. This project sits within the Fire District service level expectations when resources are available.

3. ADDITIONAL COMMENTS:
   3.1. If approved by council additional review will be required during the site construction drawings and building permit phase of this project.
   3.2. The occupancy of any temporary structures shall be prohibited unless approved by the Building Official and Fire Marshal as per IFC and IBC.
   3.3. It shall be the responsibly of the applicant to submit appropriate applications and supporting documents to the Fire District for review. Fire District review fees will apply.

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

February 3, 2026

City of Star Planning & Zoning
PO Box 130
Star, Idaho 83669
Attention: Shawn Nickel, Administrator

LKV Architects
2400 E. Riverwalk Drive
Boise, Idaho 83702
Attention: Amber Van Ocker

RE: CU 26-01 Middleton School District Elementary School

Highway District No. 4 (HD4) has reviewed the application materials provided for agency comment on the proposed elementary school east of Kingsbury Rd north of SH 44, and offers the following comments on this matter:

Jurisdiction
By agreement with the City (*Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007*), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code.

General

1. Application materials indicate the school will be an elementary school, approximately 39,000 square feet (67,000 sf at buildout). The number of students to be served is not listed.

2. The proposed school was included in the Traffic Impact Study for Terramor Subdivision, which was reviewed and approved by HD4 in 2025. This TIS indicates the school is planned for 700 students, which generate an estimated 1,589 new vehicle trips per day, and approximately 518 new trips in the AM peak hour.

3. Access to the school is proposed via three new driveway approaches: two onto Cararra Drive along the south boundary of the school site (a new public collector street to be constructed by Terramor Subdivision), and one access to Kingsbury Rd serving the bus ingress/egress and employee parking areas. These access points were shown on the preliminary plat for Terramor Subdivision, and have been approved by HD4 with the conditions that:

    a. the access to Kingsbury Rd may be restricted to right-in-right-out following construction of a roundabout intersection north of the school on Kingsbury that would allow a safe U-turn maneuver; and
    b. The westerly school access to Carrara Drive may be restricted to right-in-right-out if warranted by traffic operations at the Kingsbury/Carrara intersection.

4. Under Idaho Code, schools cannot be assessed development impact fees, including transportation impact fees that are in effect for other development in the Mid-Star service area.

Traffic Mitigation

1. The TIS prepared for Terramor Subdivision indicates that improvements to the Kingsbury/SH 44 intersection (a signalized intersection plus widening and auxiliary turn lanes) are necessary to maintain an acceptable level of service in 2030, which includes phases 1-5 of Terramor Subdivision and the school.

2. HD4 approval for Terramor Subdivision included the condition that the development construct a traffic signal (including certain auxiliary turn lanes) at the Kingsbury/SH 44 intersection, to be completed prior to opening the school for public use and/or final plat approval of Phase 1. The developer agreed to this condition and is proceeding with design of those improvements at this time.

3. Terramor Subdivision will be developing a School Route Plan to provide multi-modal access to the school from the surrounding development.

Traffic mitigation and access management for the proposed school were considered during review and approval of the surrounding Terramor development, and HD4 does not have any outstanding concerns with the school site.

Please feel free to contact me with and questions on these comments, and thank you for the opportunity to review.

Respectfully,



Chris Hopper, P.E.
District Engineer
Highway District No. 4

File: Development_Star_Kingsbury Rd- Middleton School District Elementary

Outlook

RE: Agency Transmittal - New Middleton School District Elementary School

From Anthony Lee <Anthony.Lee@swdh.id.gov>
Date Wed 1/21/2026 2:02 PM
To Barbara Norgrove <bnorgrove@staridaho.org>
Cc Mitch Kiester <Mitch.Kiester@swdh.id.gov>

Hi Barbara,

SWDH does not have concerns with this project.

Please let me know if you have any questions.

Thank you,

Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Wednesday, January 21, 2026 1:44 PM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.imlach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@starpathways.org>; Chris Todd <ctodd@starpathways.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; Brian.Duran@itd.idaho.gov; Anthony Lee <Anthony.Lee@swdh.id.gov>; niki.benyakhlef@itd.idaho.gov; gmprdclerk@gmail.com; gtiminsky@midstarfire.org; data@landprodata.com; RKlein@republicservices.com; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; chopper@hwydistrict4.org; lriccio@hwydistrict4.org; file@idwr.idaho.gov
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - New Middleton School District Elementary School