



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: July 7, 2026 – PUBLIC HEARING

FILE(S) #: AZ-26-02 – Annexation & Zoning
DA-26-03 – Development Agreement
CU-26-03 – Conditional Use Permit Moyle Junction

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Ryan Cutler
Ahlquist
1144 S. Silverstone Way, Ste. 500
Meridian, Idaho 83642

Owner:

Ahlquist Acquisitions. LLC
1144 S. Silverstone Way, Ste. 500
Meridian, Idaho 83642

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning (General Commercial District C-2), a Development Agreement, and Conditional Use Permit for a proposed commercial development (Shopping or Commercial Center) with multiple users. The property is located at 9374 W. State Street in Star, Ada County, Idaho, and consists of 77.43 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. State Street between N. Plummer Road and N. Moyle Ave. Ada County Parcel No. S0409314900.

Existing Site Characteristics: The property has been used as single family residential and agricultural purposes. There are several outbuildings, and a vacant residence.

Irrigation/Drainage District(s): Middleton Mill Ditch Company
Middleton Irrigation Association
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not located in a Special Flood Hazard Area.

FEMA FIRM panel: 16001C0130J

FIRM effective date: 06/19/2020

Flood Zone: X

Special On-Site Features:

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No known areas.
- ★ Fish Habitat – Large pond with fish.
- ★ Mature Trees – Yes.
- ★ Riparian Vegetation – None.
- ★ Steep Slopes – None.
- ★ Stream/Creek – Middleton Mill Canal runs through property.
- ★ Unique Animal Life – Osprey nest/pole along Hwy 44 and N. Plummer Road.
- ★ Unique Plant Life – No unique plant life has been identified.
- ★ Unstable Soils – No known issues.
- ★ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ★ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	April 2, 2026
Neighborhood Meeting Held	April 21, 2026
Application Submitted & Fees Paid	April 28, 2026
Application Accepted	May 4, 2026
Residents within 300' Notified	June 16, 2026
Agencies Notified	May 4, 2026

Legal Notice Published
Property Posted

January 2, 2026
June 15, 2026

HISTORY

The city does not have any previous land use history for this parcel.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Urban Transition (RUT)	Commercial/Estate Urban Residential	Single Family Residential/Ag
Proposed	General Commercial District (C-2)	Commercial/Neighborhood Residential	Commercial Business Park
North of site	Rural Urban Transition (RUT)/Mixed Use (MU)	Estate Urban Residential	Single Family Residential/Ag
South of site	Residential (R-2-DA)/Mixed Use (MU)	Estate Urban Residential	Heron River Subdivision/Storage Units
East of site	Mixed Use (MU)	Commercial/Mixed Use	Mink Creek Subdivision/Storage Units
West of site	Rural Urban Transition (RUT)/Mixed Use (MU)	Neighborhood Residential/Central Business District	Single Family Residential/Ag/Estrella Village Subdivision

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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 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:

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:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

<u>ZONING DISTRICT USES</u>	
USES	C-2
Accessory structure - Residential or Commercial	A
Adult business/adult entertainment	N
Agriculture, forestry, fishing	N
Airport	N
Animal care facility 1	P
Artist studio	P
Art, entertainment, recreation facility1	P
Asphalt plant 1	N
Auction facility	C
Automated Teller Machine (ATM) 1	A
Automotive hobby 1	N
Automotive mechanical/electrical repair and maintenance	P
Bakery- Retail or Manufacturing	P
Bar/tavern/lounge/drinking establishment	P
Barbershop/styling salon	P
Bed and breakfast	P
Beverage bottling plant	N
Boarding house	N
Brewery/Distillery	P
Brewpub/Wine Tasting	P
Building material, garden equipment and supplies	P
Campground/RV park 1	N
Caretaker Unit 1	A
Cement or clay products manufacturing	N
Cemetery 1	N

Chemical manufacturing plant 1	N
Child Care center (more than 12) 1	C
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 worship1	C
Civic, social/fraternal organizations	P
Concrete batch plant 1	N
Conference/convention center	P
Contractor's yard or shop 1	N
Convenience store	C
Dairy farm	N
Drive-through establishment/drive-up service window 1	C
Dwelling:	
Multi-family 1	N
Secondary 1	N
Single-family attached	N
Single-family detached	N
Two-family duplex ¹	N
Live/Work Multi-Use 1	N
Educational institution, private	C
Educational institution, public	C
Equipment rental, sales, and services	P
Events/Entertainment Facility, public or private (indoor/outdoor) 1	C

Fabrication shop	P
Farm	N
Farmers' or Saturday market	C
Feedlot	N
Financial institution	P
Flammable substance storage	N
Flex Space	P
Food products processing	C
Fracking	N
Gasoline, Fueling & Charging station with or without convenience store 1	C
Golf course/Driving Range	C
Government office	P
Greenhouse, private	N
Greenhouse, commercial	P
Guesthouse/granny flat	N
Healthcare and social services	P
Heliport	N
Home occupation 1	N
Hospital	P
Hotel/motel	P
Ice manufacturing plant	N
Institution	C
Junkyard	N
Kennel	C

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

Portable classroom/modular building (for private & public Educational Institutions) ¹	P
Power plant	N
Processing plant	N
Professional offices	P
Public infrastructure; Public utility major, minor and yard 1	C
Public Utility Yard	C
Recreational vehicle dump station	C
Recycling center	C
Research activities	P
Restaurant	P
Retail store/retail services	P
Retirement home	N
Riding Arena or Stable, Private/ Commercial	N
Salvage yard	N
Sand and gravel yard	N
Service building	P
Shooting range (Indoor/Outdoor)	C/N
Shopping or Commercial center (Proposed by Applicant)	C
Short Term Rentals 1	N
Solid waste transfer station	N
Storage facility, outdoor (commercial)1	C
Storage facility, self-service (commercial)1	C
Swimming pool, commercial/public	P
Television station	C

Temporary living quarters 1	N
Terminal, freight or truck 1	C
Truck stop	C
Turf farm	N
Vehicle emission testing 1	P
Vehicle impound yard 1	N
Vehicle repair, major 1	P
Vehicle repair, minor 1	P
Vehicle sales or rental and service 1	P
Vehicle washing facility 1	P
Vehicle wrecking, junk or salvage yard1	N
Veterinarian office	P
Vineyard	N
Warehouse and storage	P
Wholesale sales	P
Winery	C
Wireless communication facility 1	C
Woodworking shop	P

Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
C-2	35'/60' ⁵	20'	5'	0' ⁴	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:

B. Standards: The following standards shall apply for off street vehicle parking for nonresidential uses:

Type of Use	Off Street Parking Spaces Required
Uses to Be Determined	TBD

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.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

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

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.
- Encourage commercial facilities to locate on transportation corridors.
- Locate neighborhood services within walking distance to residential development.
- Discourage the development of strip commercial areas.
- Maintain and develop convenient access and opportunities for shopping and employment activities.
- 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.

- Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

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

ANNEXATION & ZONING:

The annexation and zoning request to General Commercial District (C-2) on the applicant's property fronting W. State Street will allow for the development of the property in a manner that will be consistent with the current Comprehensive Plan. The intent of the applicant is to use the property as a commercial business park/shopping center containing general commercial space, restaurant space and office space. Sewer and Water services will be provided from Star Sewer and Water District. The applicant will need to annex into the Sewer and Water District.

The applicant intends to annex a parcel that is located within two Comprehensive Plan Future Land Use Map land use designations. The frontage on State Street is designated Commercial, while the property to the north (north of the storage units) is designated Estate Urban

Residential. The applicant's intent is to split off the frontage property on State Street for development (through a future administrative minor land division application), with the current property owner (Moyle) intending to retain the remainder. Because there is not a current development plan submitted for a residential development on the northern portion of the property at this time, Staff is recommending that the northern property be either zoned Residential (R-1), or Rural Residential, depending on what the current owner prefers to maintain.

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for the property given the multiple proposed uses and a proposed drive thru locations. Shopping or Commercial Centers are conditional use in the C-2 zoning District.

As stated previously, the Applicant's proposal is to annex the entire large parcel and then through a lot split, create two separate parcels and develop the southern parcel into the proposed business park/shopping center. The development is proposed to have eight (8) pad sites ranging in size from 45,624 square feet to 207,679 square feet. There is a proposed shared drive aisle that will run from N. Moyle Avenue on the eastern boundary of the property to N. Plummer Road on the western boundary.

Currently, there are no specific uses proposed on any of the commercial pad sites. Until uses are known, exact parking requirements cannot be determined. Each use will have to go through a Certificate of Zoning process at the minimum, with some uses requiring future conditional use permits, unless Council approves specific conditional uses during the annexation process and includes details within the development agreement. Staff has highlighted the uses allowed as conditional use within the C-2 zone for the Council's consideration. **The applicant should be prepared to discuss the anticipated uses with Council at the public hearing.**

The applicant has not provided final exterior elevations and color renderings with this packet. The building(s) associated with the facility will need to go through the Design Review process as part of a Zoning Certificate, separate from this application.

The applicant has not asked for any setback waivers, and the setbacks will be confirmed through the Zoning Certificate process.

Height of future buildings has not been proposed at this time. The maximum allowed height in the C-2 zoning district is 35', with a waiver allowance of up to 60' if approved by Council through the CUP process.

The Applicant has not provided any specification on site or building lights. The Applicant shall work with Staff on a site lighting plan and obtaining approval on site/building lights.

The applicant has provided a partial landscape plan. This plan does not show the required street trees along N. Plummer Road. Some of the trees may be required on the individual lot in order to meet code requirements. Section 8-8C-2M requires a minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. Staff considers the cross-access driveway through the property as needing street trees that will meet this requirement.

Section 8-4A-18 requires sidewalks along Highway 44 shall be eight feet (8') detached with an eight foot (8') parkway planter strip.

According to the ACHD Master Street Map, N. Plummer Road is classified as a Residential Arterial. Section 8-4A-18 requires all Arterials to have a seven foot (7') detached sidewalk with eight foot (8') parkway strips. Both of these sidewalks will need to be constructed as part of the development of this property. Staff also recommends sidewalks along both sides of the drive aisle to safely allow for pedestrian access.

To date, Staff has not received review comments from ACHD regarding the development. Staff has included a condition of approval requiring that the applicant meet all future development standards and requirements of ACHD and ITD.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council at the public hearing include, but may not be limited to, the following:

- C-2 Land Uses Anticipated within the Development
- Designating the Zoning of the Northern Portion of Parcel to either Residential (R-1) or Rural Residential (RR)
- Future Zoning Certificates, Building Elevations and Design Review
- ACHD/ITD Requirements
- Height
- Landscaping

AGENCY RESPONSES	
ITD	June 5, 2026
City Engineer	June 24, 2026
DEQ	May 11, 2026

PUBLIC RESPONSES

No public comments have been received on this application.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed annexation, development agreement and 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

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 & ZONING 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 General Business District is to provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

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.

CONDITIONAL USE PERMIT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

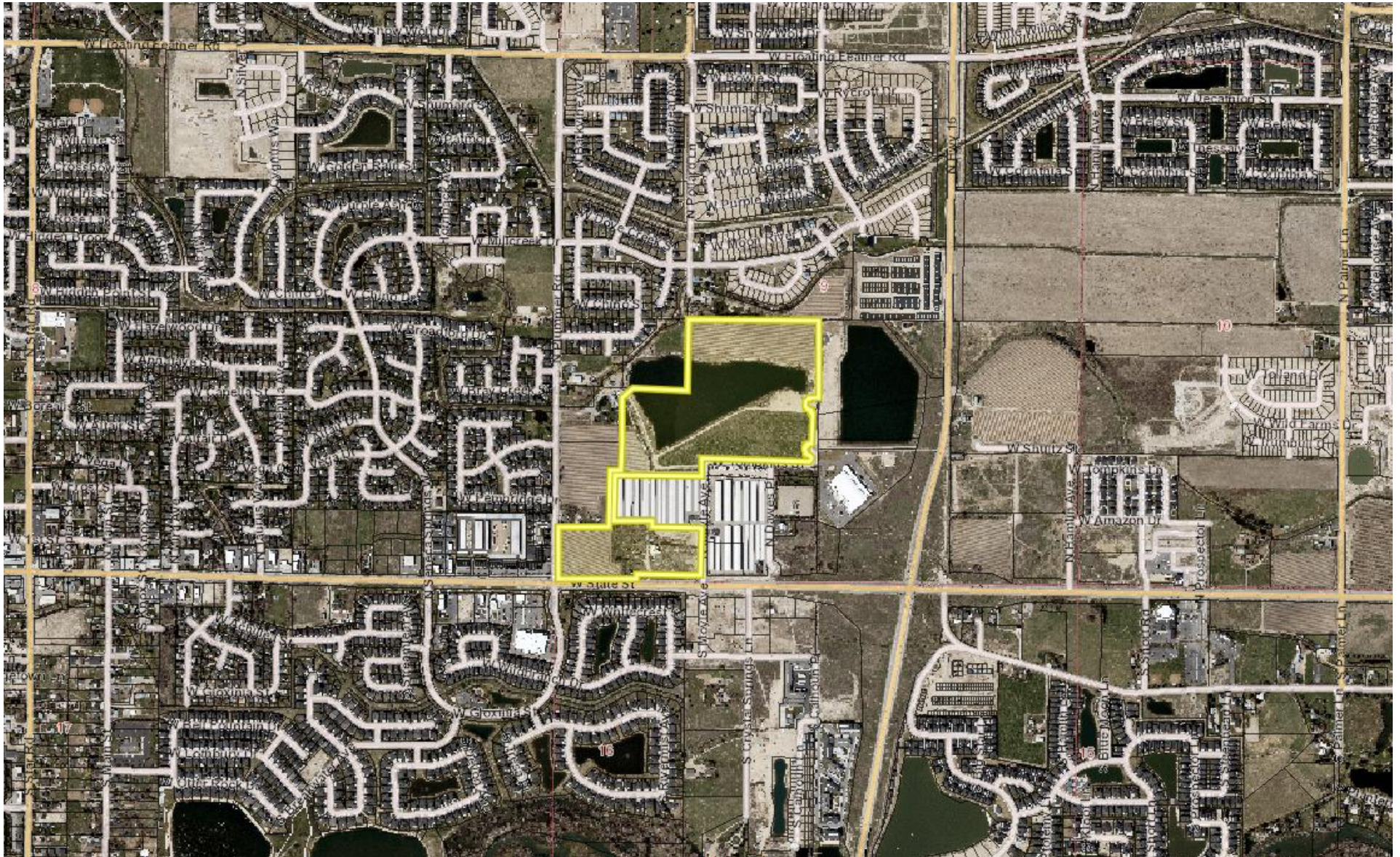
1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The following conditions shall apply to the approved facilities and be included as part of the Council approvals:
 - a) Phasing of the entire project
 - b) Hours of Operation
 - c) Compliance with Noise Ordinance
 - d) Requirement for future Zoning Certificates and Design Review for all buildings and future uses
 - e) Revised Landscape Plan showing lighting, parking, landscaping, fencing.
 - f) Additional conditions as required by Staff and/or Council
 - g) Compliance with specific requirements of ACHD/ITD.
 - h) Compliance with specific requirements of Star Fire District
 - i) Compliance with all requirements of the Star Building Department.
3. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight, site and building light design that meets city standards prior to Building Permit.**
4. **Applicant shall submit an application for Certificate of Zoning Compliance for each phase or building of the development, and go through the design review process separate from this application/review, prior to starting construction.**
5. **The applicant shall provide a final landscape and parking plan to Staff for review and approval as part of the Zoning Certificate process that complies with all code requirements.**
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. 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.**
8. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
9. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
10. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
11. Any additional Condition of Approval as required by Staff and City Council.

12. Any Conditions of Approval as required by Star Fire Protection District.
13. The property associated with this approval, including all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
14. The property associated with this approved annexation and 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.
15. In the event that issues arise during operation of the event center regarding noise, lighting, parking or other items brought up by neighboring property owners or observed by Staff, the applicant shall work with Staff on reasonable remedies to these issues. This may include additional requirements for mitigation of issues.
16. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-26-02, DA-26-03, CUP-26-03, for Moyle Junction on _____, 2026.

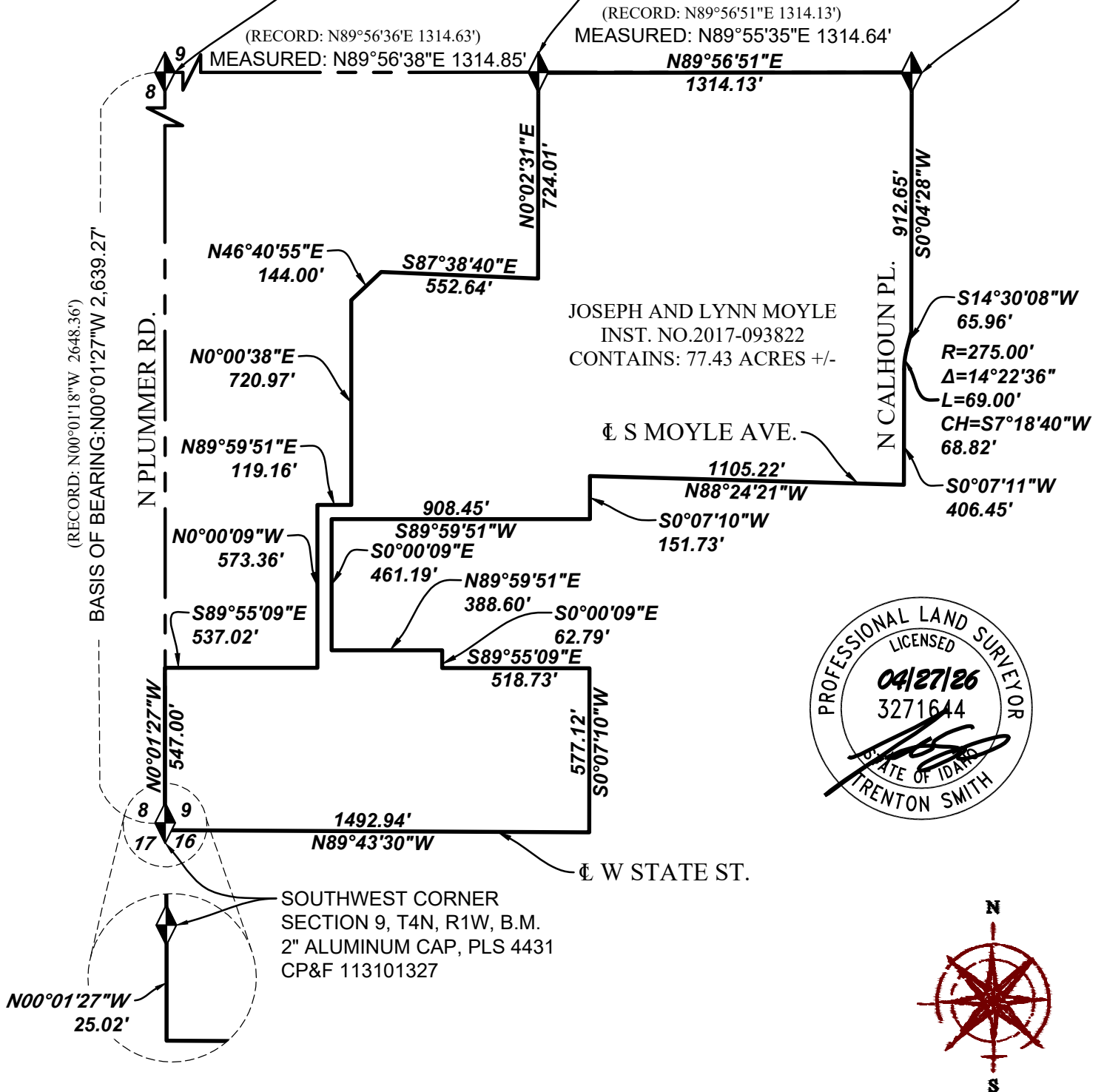
Vicinity Map



WEST QUARTER CORNER
SECTION 9, T4N, R1W, B.M.
2.5" ALUMINUM CAP, PLS 7880
CP&F 2018-012133

CENTER WEST 16TH
SECTION 9, T4N, R1W, B.M.
5/8" REBAR W/ ILLEG. CAP
CP&F 2023-026510

CENTER QUARTER CORNER
SECTION 9, T4N, R1W, B.M.
1/2" REBAR W/ CAP PLS 4431
CP&F 2025-002386



PRELIMINARY

AGENCY SUBMITTAL 03.15.2026

MP —

No.	Description	Date
-----	-------------	------

Project Number	2000.01
----------------	---------

Date 08 APRIL, 2026

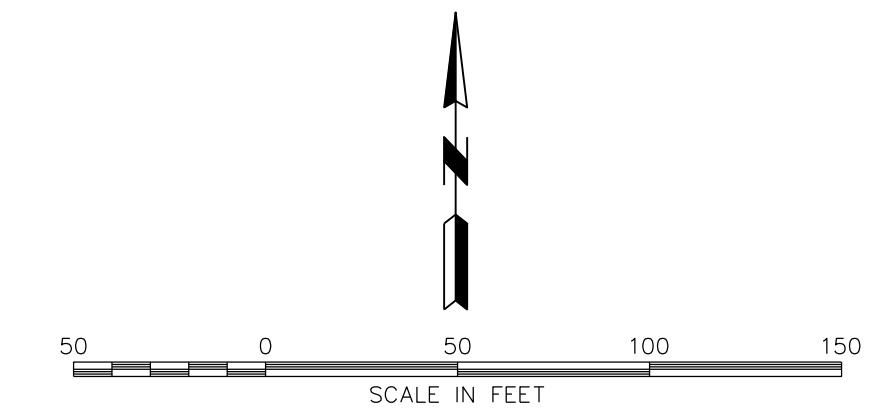
MOYLE COMMERCIAL SUB
STAR, ID

SITE LAYOUT

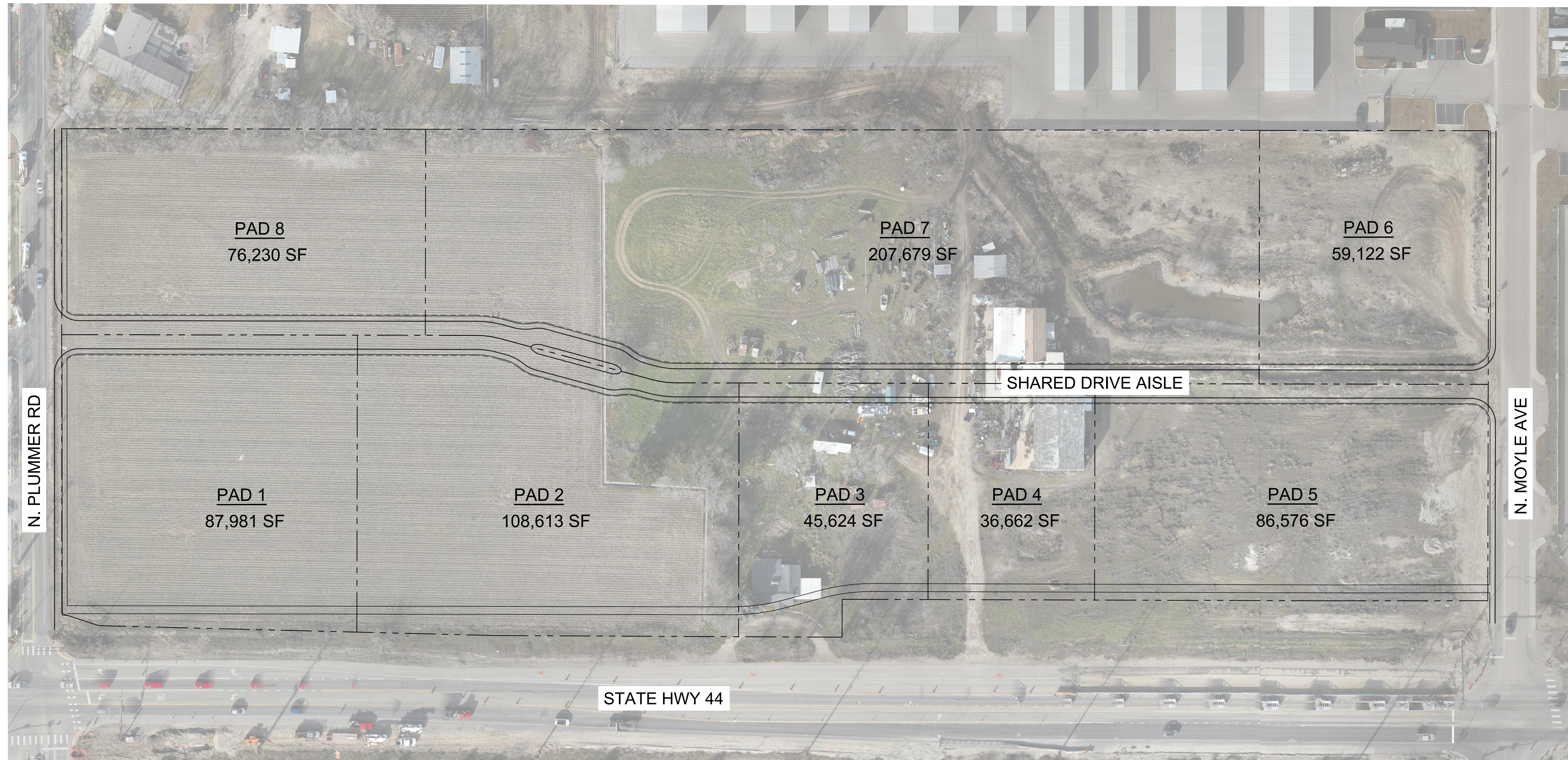
SHEET TITLE

E0.01

SHEET NUMBER



Site Plan





AHLQUIST.

Ryan Cutler
1144 S. Silverstone Way Ste 500
Meridian, ID 83642

April 24, 2026

City of Star
Attn: Planning and Zoning Department
10769 W State Street
Star, ID 83669

Subject: Annexation and Rezone Request for Parcel S0409314900

Dear Members of the Planning and Zoning Department,

I am writing to formally request the annexation and rezone of Parcel S0409314900, currently located within Ada County, into the City of Star. As part of this request, we are seeking approval to change the current zoning designation from Rural Urban Transition (RUT) to Commercial.

The subject property is strategically located along the Hwy 44 corridor, between N. Plummer Road and N. Moyle Avenue. This location provides excellent visibility and access, making it highly suitable for commercial development that can serve both the traveling public and the growing local population.

The intent of this application is to develop a thoughtfully planned commercial business park consisting of eight (8) individual lots. The proposed business park is designed to accommodate a range of commercial uses that will contribute to the economic vitality of the City of Star while maintaining compatibility with surrounding land uses. The project will be designed with attention to access, circulation, landscaping, and overall site aesthetics to ensure a high-quality development.

Annexation into the City of Star will allow the property to receive municipal services and be developed in accordance with the City's Comprehensive Plan and development standards. The proposed Commercial zoning designation aligns with the long-term vision for growth along the Hwy 44 corridor and will provide opportunities for job creation, expanded services, and increased tax base for the community.

We believe this request is consistent with the City of Star's goals for managed growth and economic development. The proposed business park will serve as a valuable addition to the community by supporting local businesses and providing services to residents and visitors alike.

Thank you for your time and consideration of this application. We respectfully request your approval of the annexation and rezone. Please feel free to contact me if additional information or clarification is needed.

Sincerely,

Ryan Cutler
Chief Development Officer





ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

FILE NO.: AZ-26-02
Date Application Received: 04/28/2026 Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner _____ Representative _____

Applicant Name: Ryan Cutler

Applicant Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

Owner Name: Ahlquist Acquisitions, LLC

Owner Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

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

Contact: Ryan Cutler Firm Name: Ahlquist LLC

Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

Property Information:

Site Address: _____ Parcel Number: S0409314900

Total Acreage of Site: 72.58

Total Acreage of Site in Special Flood Hazard Area: 0

Proposed Zoning Designation of Site: Commercial

Zoning Designations:

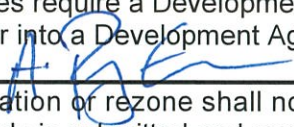
	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Urban Transition	Commercial	Vacant/Agricultural
Proposed	Commercial	Commercial	Commercial Business Park
North of site	Rural Urban Transition/Mixed Use	Estate Urban Res. Max. 3units/acre	Vacant land, home site, storage units
South of site	Residential - 4 DA	Neighborhood Res. 3-5 units/acre	Residential Homes
East of site	Commercial	Commercial	Storage Units
West of site	Mixed Use	Central Business District	Commercial businesses

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No
Evidence of Erosion - _____
Fish Habitat - No
Floodplain - No
Mature Trees - _____
Riparian Vegetation - _____
Steep Slopes - _____
Stream/Creek - Middleton Mill Canal goes through northeast section of the property
Unique Animal Life - _____
Unique Plant Life - _____
Unstable Soils - _____
Wildlife Habitat - Osprey bird on poll along Hwy. 44 and N. Plummer Rd.
Historical Assets - _____

Application Requirements:

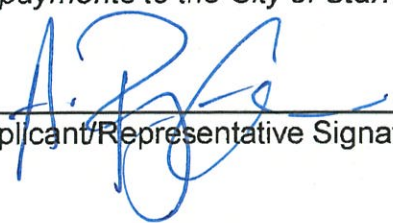
(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: <u>4/2/2026</u>	✓
✓	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>4/21/2026</u>	✓
✓	Completed and signed Annexation & Zoning/Rezone Application	✓
	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u></u>	✓
	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.	✓
	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)	✓
✓	Legal description of the property to be annexed and/or rezoned:	✓

✓	• Include a metes & 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. • 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. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal.	✓
✓	Recorded warranty deed for the subject property	✓
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	✓
✓	Vicinity map showing the location of the subject property with minimum 1-mile radius	✓
✓	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, <u>a conceptual development plan for the property is required.</u>	✓
✓	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. Please contact the City to request addresses and labels (additional fee required).	✓
✓	Electronic versions of all submitted application materials including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	✓
	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT**:

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


Applicant Representative Signature

4/23/26
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I Joseph A & Lynn S Moyle Trust, 9374 W State St.
(name) (address)
Star, ID 83669
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property

described on the attached, and I grant my permission to Ahlquist LLC,
(name)
1144 S Silverstone Way Ste 500, Meridian, Idaho 83642
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Parcel S0409314900. Hwy 44 between N. Plummer Rd. and N. Moyle Ave

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

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

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

Type of application: Annexation and Rezone



CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: **CU-26-03**
Date Application Received: **04/28/2026** Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner _____ Representative _____

Applicant Name: Ryan Cutler

Applicant Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

Owner Name: Ahlquist Acquisitions, LLC

Owner Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

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

Contact: Ryan Cutler Firm Name: Ahlquist LLC

Address: 1144 S Silverstone Way Ste 500, Meridian, ID Zip: 83642

Phone: 208-949-3362 Email: rcutler@ahlquistdev.com

Property Information:

Site Address: _____ Parcel Number: S0409314900

Requested Condition(s) for Conditional Use: We are requesting a conditional use permit on a 16 acre site along Hwy 44 between N Moyle Ave. and N. Plummer Rd. We are requesting to annex the parcel into the city, change the zoning, and perform minor land divisions. The site will be used for a variety of retail, restaurant, and office purposes.

	Zoning Designation	Comp Plan Designation
Existing	Rural Urban Transition	Commercial
Proposed	Commercial	Commercial
North of site	Rural Urban Transition/ Mixed Use	Estate Urban Res. Max. 3 units/acre
South of site	Residential - 4 DA	Neighborhood Res. 3-5 units/acre
East of site	Commercial	Commercial
West of site	Mixed Use	Central Business District

Site Data:

Total Acreage of Site: 72.58
Proposed Percentage of Site Devoted to Bldg Coverage: _____
Proposed Percentage of Site Devoted to Landscaping: _____
Number of Parking spaces: Proposed _____ Required _____
Requested Front Setback: _____ Requested Rear Setback: _____
Requested Side Setback: _____ Requested Side Setback: _____
Requested Side Setback: _____
Existing Site Characteristics: Vacant land, 2 buildings, farm land, irrigation canal.

Number and Uses of Proposed Buildings: 8 proposed pads for retail, rest., and office purposes
Location of Buildings: On the southern 16 acres of the property along Hwy 44.
Gross Floor Area of Proposed Buildings: _____
Describe Proposed On and Off-Site Traffic Circulation: _____

Proposed Signs – number, type, location: We anticipate to install monument sign(s) as
(include draft drawing) along Hwy. 44 as part of the business park.

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

Potable Water - City of Star

Irrigation Water - Middleton Irrigation Association. Middleton Mill Canal

Sanitary Sewer - City of Star

Schools - Star Elementary, Star Middle School, North Star Charter School, and Eagle High School

Fire Protection - Middleton Star Fire District

Roads - Hwy 44 (ITD), N. Plummer Rd.(ACHD), and N. Moyle Ave.(ACHD)

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

Subdivision/Project Name: Moyle Junction Phase: 1

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): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	✓
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	✓
✓	Completed and signed Conditional Use Application	✓
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	✓
✓	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, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	✓
	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)	
	• 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.**

Applicant/Representative Signature

Date

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
Steve Day

24 June 2026

Ryan Cutler
Ahlquist Acquisitions, LLC
1144 S Silverstone Way, Suite 500
Meridian, ID 83642

Re: Moyle Junction – CUP Application

Dear Mr. Cutler

The City of Star Engineering Department has reviewed the CUP for the Moyle Junction business park dated April 28, 2026. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Tree planting will conform to the City of Star street tree ordinance, to include required number of trees and proper spacing along street frontage.
2. Easements for sewer/water facilities will be required where placed outside of public right of way.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company. Provide clear identification of existing and proposed flow patterns on the site plan.
4. 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 development. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
5. 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.
6. Finish grades at property boundaries shall match existing finish grades. Runoff shall be maintained on property unless otherwise approved.

7. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.
8. This property will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

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

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

Sincerely,



Ryan V. Morgan, P.E.
City Engineer

Enclosures



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

June 5, 2026

Shawn Nickel
Planning Director & Zoning Administrator
City of Star

VIA EMAIL

Development Application	AZ-26-02, DA-26-02, CU-26-03
Project Name	Star River Ranch North Subdivision
Project Location	9374 W State St
Project Description	Commercial Development
Applicant	Ryan Cutler, Ahlquist

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

1. We are currently scoping the traffic impact study for the proposed development. ITD will provide a staff report to the City and applicant once the traffic study is completed, reviewed and accepted. The staff report will be considered ITD's final comments for this application.
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



May 11, 2026

Shawn L. Nickel, Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130, Star, Idaho 83669
snickel@staridaho.org

Subject: Moyle Junction Annexation-CUP

Dear Shawn L. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator