



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department 

MEETING DATE: July 7, 2026 – PUBLIC HEARING (Tabled from June 16, 2026)

FILE(S): CUP-26-02 – Hippo Veterinary Clinic

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

814 Services LLC
1695 Twelve Mile Road. Ste. 100
Berkley, Michigan 48072

Owner:

Falcon One Star LLC
P.O. Box 2105
Boise, Idaho 83701

Representative:

Bryan Redsun
KM Engineering
5725 N. Discovery Way
Boise, Idaho 83713

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit for a veterinary clinic. The property is located at 10130 & 10118 W. State Street in Star, Ada County, Idaho, and consists of 1.25 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. State Street (Hwy 44) between N. Taurus Way and N. Seneca Springs Way. Ada County Parcel No's. S0408438840 & S0408438880.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	November 13, 2025
Neighborhood Meeting Held	February 11, 2026
Application Submitted & Fees Paid	April 6, 2026
Application Accepted	April 6, 2026
Residents within 300' Notified	May 27, 2026
Agencies Notified	April 21, 2026
Legal Notice Published	May 26, 2026
Property Posted	June 3, 2026

HISTORY

June 18, 2001	Council tabled applications for annexation and rezone of two parcels of land owned by Gary L. Strickland to July 23, 2001.
July 23, 2001	Council approved applications for annexation and rezone of two parcels owned by Gary L. Strickland. Parcel S0408438900 was zoned to Commercial (C-2), and Parcel S0408438855 was zoned Mixed Use (MU).
January 21, 2020	Council denied applications for annexation (AZ-20-02), Development Agreement (DA-20-01), and Conditional Use Permit (CU-20-02). These parcels were part of these applications that were denied.
May 6, 2025	Council tabled applications for Rezone (RZ-25-02) and Development Agreement (DA-25-01) for commercial development on 6.27 acres.

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.

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

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

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

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	MU
Veterinarian Office	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
CBD	35'/60' ⁵	0'	0'	0' ⁴	0'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.

3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
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:

Vet Clinic (Animal Hospital)	1 per 400 square feet of gross floor area. Or as otherwise required with the conditional use permit.
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COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

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

8.3 Goal:

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

8.4 Objectives:

- Preserve the family friendly feel of Star.
- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Work to create a vibrant Central Business District.
- Encourage commercial development that is consistent with a family

friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 8,400 square foot Veterinarian Clinic on approximately 1.2 acres. The property is currently zoned Central Business District (CBD). The project is proposing to develop in two (2) phases. The first phase will be approximately 4,400 square feet in size and consist of the veterinarian clinic. Phase two will consist of an additional approximately 4,000 square feet for expansion of the clinic, business permitting. Should the Veterinarian Clinic not necessitate the additional square

footage, the rest of the building will be built out for a different tenant to be decided at that time.

Section 8-4B-3 requires a Veterinarian Clinic (animal hospital) to provide 1 parking spot per 400 square feet of gross floor area **or as otherwise approved through the conditional use permit**. The total proposed building size would require 21 parking spaces. The Applicant is proposing 39 total parking spaces, including 2 ADA spaces, exceeding the code requirements.

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 does not contain any dimensions, so at this time, Staff cannot verify parking stall size or drive aisle width. An updated site plan will be required with correct dimensions called. This can be cared for at the Zoning Certificate and Design Review.

Access is proposed to be taken from a private drive aisle coming off W. State Street.

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

The applicant has not asked for any setback waivers, and the site plan is compliant with the required Commercial setbacks.

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 proposed lot will border, on the north of the parcel, the new proposed east/west access road. Street trees will be required along this road. The attached landscape plan appears to satisfy the street tree and commercial parking lot standards. **The Applicant is showing that landscape and sidewalk along W. State Street is being done by the developer, this needs to be confirmed and documented.**

The proposed building is single story, just over 23 feet high at the tallest point. The building will have brick, stone veneer, stucco with black and oil rubbed bronze storefronts and awnings. The colors appear to satisfy the design standards outlined in the structural overlay guidelines. The building will go through a Design Review as part of the Zoning Certificate process should Council approve the Conditional Use Permit.

The recorded Development Agreement for the River Crossing development has a condition requiring participation in proportionate share fees for the future signal light at Seneca Springs and State Street. Each structure built will be charged a fee of \$3.46 per square feet. This applicant will be responsible for \$29,174.72, to be paid prior to issuance of a building permit.

AGENCY RESPONSES

Idaho Transportation Department
DEQ

Email
Letter

January 26, 2026
January 26, 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 issuance of a building permit, the applicant shall receive a certificate of zoning compliance/design review approval from staff.**
3. **An updated site plan shall be provided at the Design Review that properly calls out all the necessary dimensions (parking spaces, drive aisles, sidewalks) as part of the approval process.**
4. **The applicant shall pay to the City a proportionate share fee in the amount of \$29,174.72 prior to issuance of a building permit for the future Seneca Springs/State Street traffic signal.**
5. 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.
6. 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.
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 of 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 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.

COUNCIL DECISION

The Star City Council _____ File Number CU-26-02 for Hippo Veterinary Clinic on _____, 2026.

A satellite map from Google Maps showing a residential neighborhood in Columbus, Ohio. A red pin and a red rectangle are placed on a lot located between W State St and S Hullen Ave, east of N Main St. The map displays a grid of streets including W Altair St, W Frost St, W Vega Ln, W Merab Ct, W Vega Dr, W Pottol Ct, W Pembroke Dr, W Penhurst Dr, W Pambridge Dr, W State St, S Hullen Ave, S Delphinium Ave, S Gloxinia St, S Streamleaf Ave, S Seneca Springs Way, W Whitecrest St, W Wildbranch Dr, W Achilles St, and W Gloxinia St. Notable landmarks and businesses include White Oak Hospice, O'Reilly Auto Parts, Joski Insurance, Public Storage, Starbuck's Coffee Company, Proof Craft Kitchen and Cocktails, Ridley's Family Markets Ace Hardware, McDonald's, Pizza Hut, and Star Country Cafe. The map also shows several canals: Middleton Mill Canal, Pioneer Canal, and Lawrence Kennedy Canal. The Google Maps logo is visible at the bottom center.

Vet Clinic Narrative

Star, ID

The proposed project will be a part of the River Crossing development. The subject property slated to be used as a Vet Clinic is approximately 1.25 acres and is currently vacant. We will be seeking a lot combination of Lot 4 and 7 as denoted on the River Crossing Property Line Exhibit. As you will see in our submitted plans, the building shell is about 8,432 square feet. About 4,432 sq. ft. of the total building interior will be initially built out along with the site work and building shell. As the veterinary clinic establishes clientele, the second half of the building's interior will be permitted and built separately. Alternatively, if the clientele demand does not necessitate an additional 4,000 square feet, it can be permitted and built out for a different tenant (which has not yet been identified).

The veterinary clinic will offer typical veterinary services including neuter/spay operations, regular check-ups, and emergency services for household pets. The clinic does not offer boarding services. While boarding services are not offered, pets may require overnight observation due to the pet's condition or for post-surgical observation.

The expected hours for the veterinary clinic are 7:00am to 7:00pm, 7 days a week.

It is expected that there will be 20 total employees ranging from full-time to part-time. Along with the veterinarians, vet assistants, and administrative staff, a portion of these employees will be students in veterinary program clinicals.

Meaghan O'Connor 4/2/26



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-26-02
Date Application Received: 8-6-2020 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: 814 Services LLC
Applicant Address: 1695 Twelve Mile Rd. Suite 100 Zip: 48072
Phone: 708-528-8437 Email: Meaghan@814cre.com

Owner Name: Falcone One Star, LLC
Owner Address: P.O. Box 2105, Boise, ID Zip: 83701
Phone: 208-602-4500 Email: shane@falconone.inc

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

Contact: Bryan Redsun Firm Name: KM Engineering
Address: 5725 N. Discovery Way, Boise, ID Zip: 83713
Phone: 208-639-6939 Email: Bredsun@Kmengllp.com

Property Information:

Site Address: TBD Parcel Number: S0408438840 & S0408438880
Requested Condition(s) for Conditional Use: Seeking Conditional Use approval for a proposed Vet Clinic.

	Zoning Designation	Comp Plan Designation
Existing	CBD	CBD
Proposed	CBD	CBD
North of site	CBD	Compact Res.
South of site	RUT	CBD
East of site	CBD	CBD
West of site	RUT	CBD

Site Data:

Total Acreage of Site: 1.258 acres
Proposed Percentage of Site Devoted to Bldg Coverage: 15%
Proposed Percentage of Site Devoted to Landscaping: 12%
Number of Parking spaces: Proposed 39 Required 21
Requested Front Setback: 73' Requested Rear Setback: 165'
Requested Side Setback: 66' Requested Side Setback: 4' 11"
Requested Side Setback: _____
Existing Site Characteristics: Vacant

Number and Uses of Proposed Buildings: 1 - Vet Clinic
Location of Buildings: Southern Portion of the site
Gross Floor Area of Proposed Buildings: 8,432 sq ft
Describe Proposed On and Off-Site Traffic Circulation: Parking in the rear and in the front.
There will be a entrance off State St. that serves the entire development, and the drive will connect around the development. There will be cross access agreements with the neighboring developments.
Proposed Signs – number, type, location: 1 along State St. (to be handled by tenant)
Public Services (state what services are available and what agency is providing the service):
Potable Water - City of Star
Irrigation Water - Middleton Mill Ditch Co.
Sanitary Sewer - City of Star
Schools - _____
Fire Protection - Star Fire District
Roads - _____

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

Subdivision/Project Name: _____ Phase: _____
Special Flood Hazard Area: total acreage _____ number of homes/structures _____

- 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.: _____
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 <u>subject property</u>	
✓	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)	
	• 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.

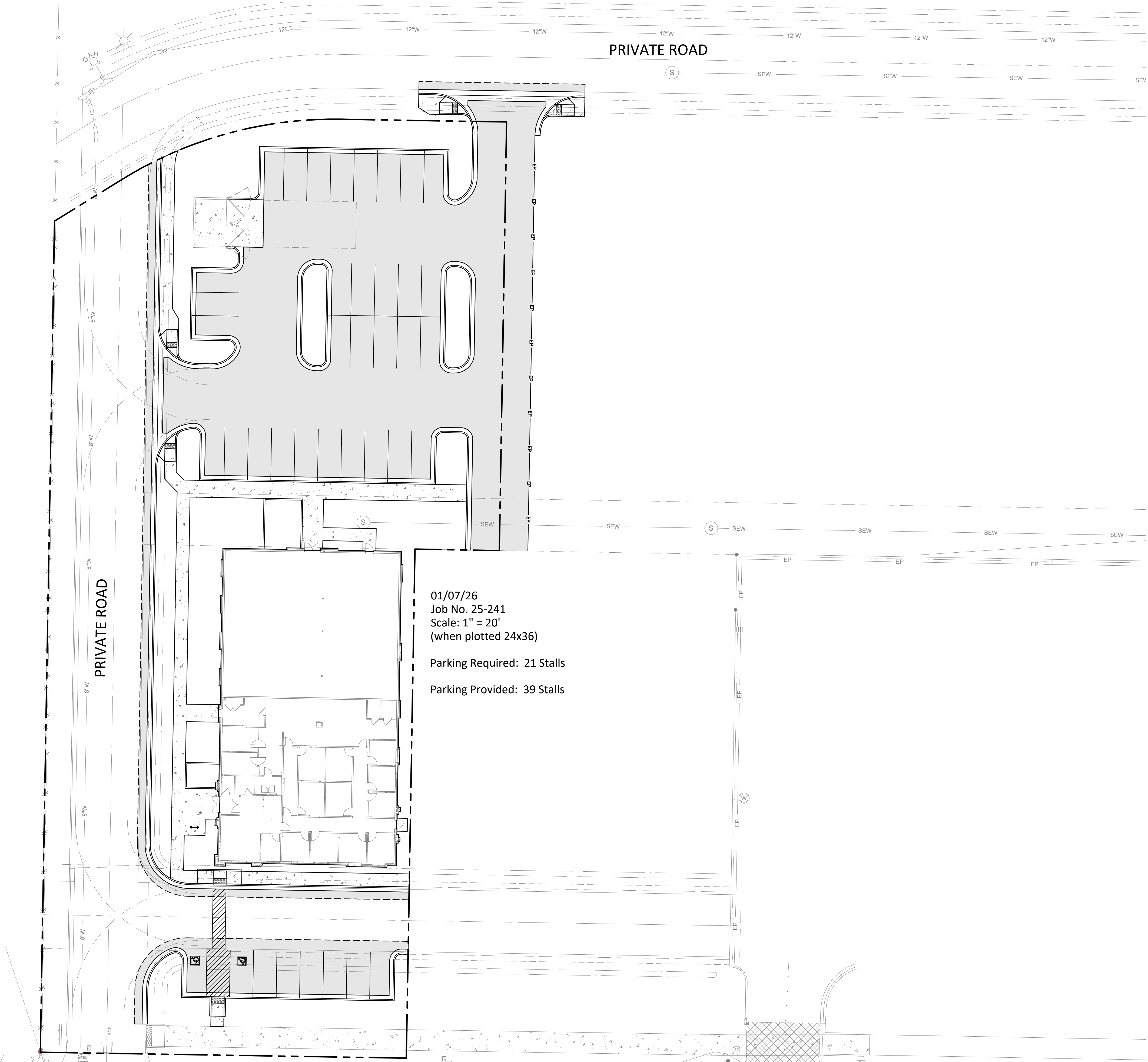
FEE REQUIREMENT:

**** 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.**

Meaghan O'Connor
Applicant/Representative Signature

4/2/26
Date

P:\25-241\CON\CAO\MAST05-241.X SITE.DWG, BRYAN REDDUN, 3/4/2026, DWG TO PDF, PC3, 24X36, 1.PDF

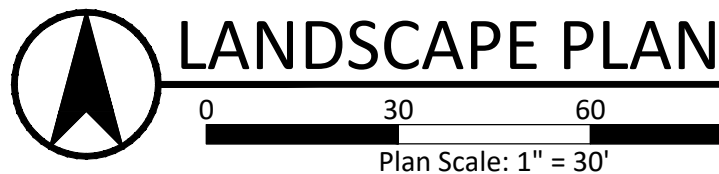


REVISIONS		
NO.	ITEM	DATE

HIPPO VET - STAR STAR, ID	
SITE PLAN EXHIBIT	

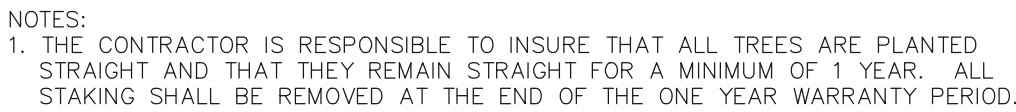
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	VALUE
DRAWN BY:	VALUE
CHECKED BY:	VALUE
DATE:	VALUE
PROJECT:	VALUE
SHEET NO.	EXH-1



KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

1. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
2. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK IS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
3. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-01.
4. PET AREA ARTIFICIAL TURF. FINAL DESIGN TO BE SUBMITTED AS A PART OF CONSTRUCTION PLANS.
5. TRASH ENCLOSURE. SCREEN AS SHOWN. SEE ARCHITECTURAL PLANS.
6. BIKE RACK. SEE L1.0-03.
7. LANDSCAPE TO BE INSTALLED BY OTHERS AND PER STAR RIVER CROSSING APPROVED PLANS. PRESERVE AND PROTECT.
8. SIDEWALK TO BE INSTALLED BY OTHERS AND PER STAR RIVER CROSSING APPROVED PLANS. PRESERVE AND PROTECT.
9. DRAINAGE SWALE TO BE INSTALLED BY OTHERS AND PER STAR RIVER CROSSING APPROVED PLANS. PRESERVE AND PROTECT.



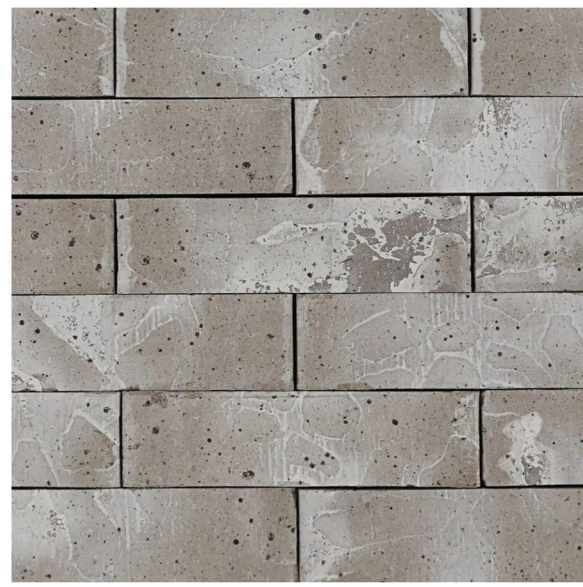
02 DECIDUOUS TREE PLANTING AND STAKING DETAIL



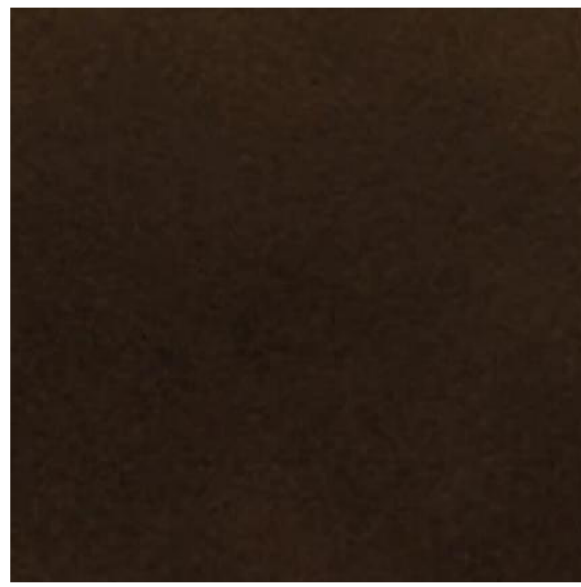
03 BIKE RACK DETAILS



STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)



MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)



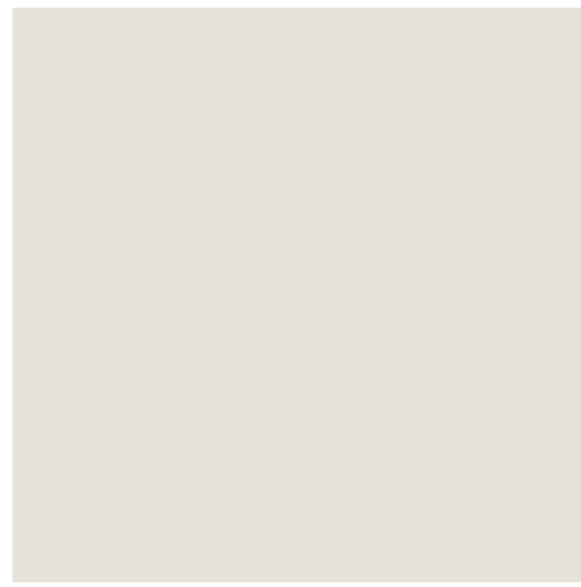
PRE-FINISHED ALUMINUM AWNING
OIL RUBBED BRONZE



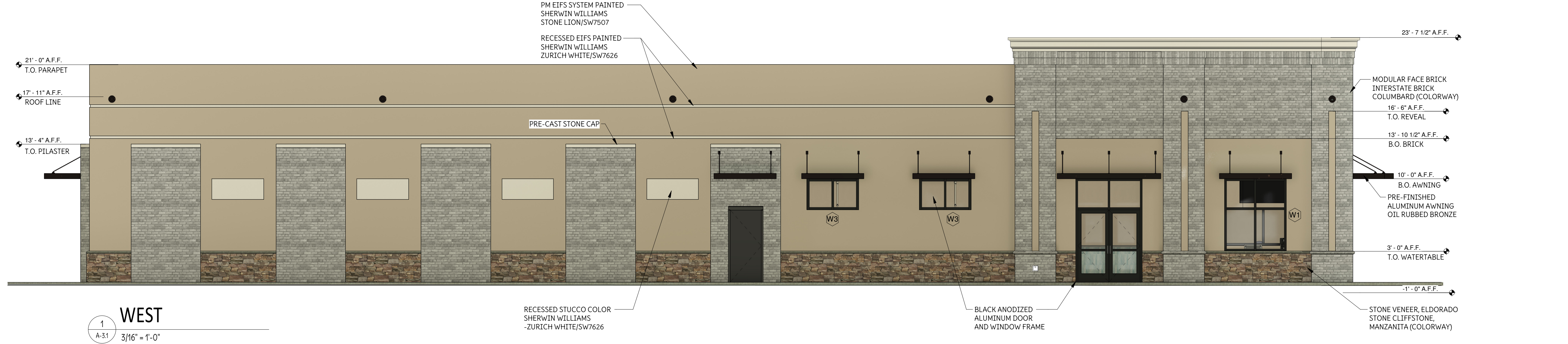
BLACK ANODIZED ALUMINUM
DOOR AND WINDOW FRAMES



PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507



PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626



WEST

1
A-31
3/16" = 1'-0"

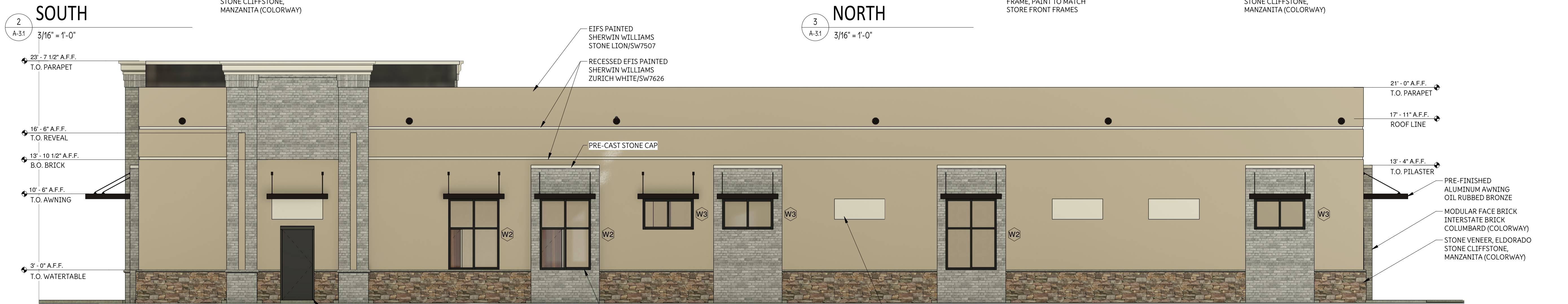


SOUTH

2
A-31
3/16" = 1'-0"

NORTH

3
A-31
3/16" = 1'-0"



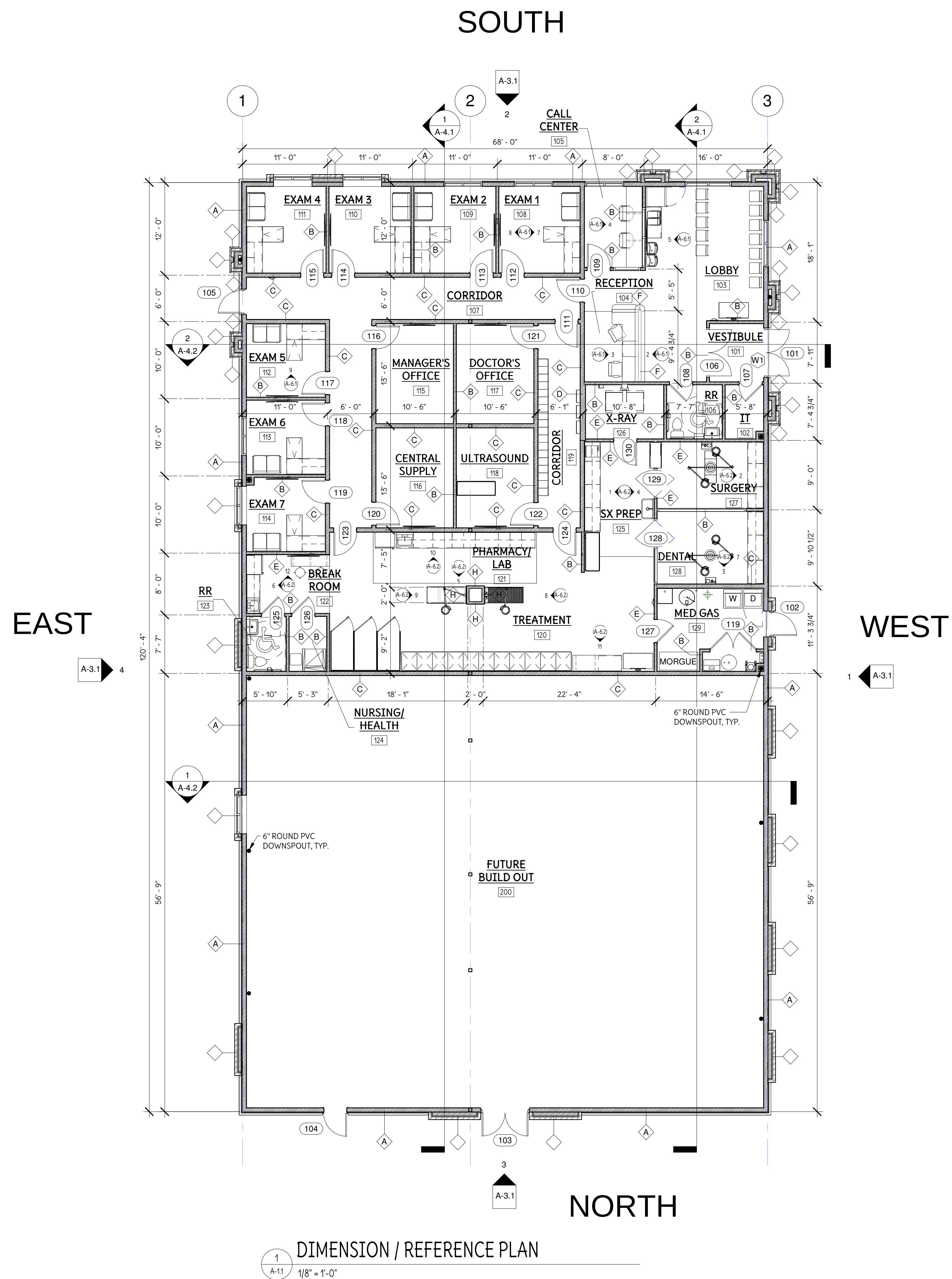
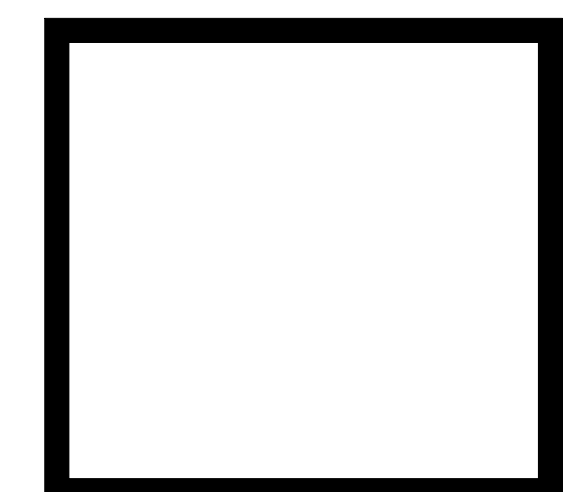
WEST

4
A-31
3/16" = 1'-0"

HIPPO VETERINARY CLINIC
STAR, ID

■■■■■■■■■■
Drawn By: _____
Checked By: _____

Release	Description



1
A-11
DIMENSION / REFERENCE PLAN
1/8" = 1'-0"



April 2, 2026

Dear City of Star,

This letter is to inform the City of Star, that the project at 10118, and 10130 State St., has met the requirements for Enclosure Design standards. Republic Services approve of their plans.

Sincerely,

William Pastoor
Republic Services Inc.

o 2084078290

w [RepublicServices.com](https://www.RepublicServices.com)



Sustainability in Action



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

April 29, 2026

To: 814 Services LLC
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072

Subject: STAR26-0002 / CUP-26-02
10130 W State Street
HIPPO Veterinary Group

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

Ada County Highway District
Attn: Development Services
5800 N. Meeker Avenue
Boise, ID 83713

- Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at:
<https://hdf.achdidaho.org/forms/DrivewayApproach>
 5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
 6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

connecting you to more

If you have any questions, please feel free to contact me at (208) 387-6384.

Sincerely,



Sam Standal
Assistant Traffic Engineer
Development Services

cc: Shawn Nickel, City of Star
Falcon One Star LLC, Owner
Bryan Redsun, KM Engineering

connecting you to more

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.



**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 9, 2026

Shawn Nickel
Planning Director & Zoning Administrator
City of Star

VIA EMAIL

Development Application	CUP-26-02
Project Name	HIPPO Veterinary Group
Project Location	10130 & 10118 W State St
Project Description	Vet Clinic
Applicant	814 Services, LLC

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

1. Access for this development will need to be taken through the Star River Crossing approach. No additional access will be provided to this site.
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

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

10 June 2026

814 Services LLC
1695 Twelve Mile Rd.
Suite 100
Berkley, MI 48072

Re: HIPPO Veterinary Group – CUP Application

Dear Miss O'Connor

The City of Star Engineering Department has reviewed the CUP for the HIPPO Veterinary Group dated April 2, 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. Building permits will not be issued until lot line adjustment is finalized. At this time we have not received an application to combined the two lots into one lot.
2. 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.
3. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a property-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.
4. If the project is proposing offsite stormwater disposal to drain ditches, plan approvals and license agreements from the affected irrigation ditch companies will be required.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.

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. Easements for sewer/water facilities will be required where placed outside of public right of way.
9. Early phases of this development have already been constructed and inhabited. The applicant should address how construction of future phases will be compatible with existing phases and how construction will be managed to minimize disruption and disturbance to existing residents.

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