



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn T. Smith*

MEETING DATE: July 5, 2022 – PUBLIC HEARING

FILE(S) #: CUP-22-04 – Royal British Motorcars

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Elizabeth & Tyrone Flower
Royal British Motorcars
12702 W. Lacerta Ct.
Star, Idaho 83669

Representative:

Bryan Oliver
Bryan Oliver Designs
10159 W. Broadford Dr.
Star, Idaho 83669

Owner:

Chris Mahler
3022 Jiovanni Ave.
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit (CU-22-04) for a proposed 9,050 square foot automotive repair and maintenance facility to be located on 2 existing commercial lots. The property is located at 11220 & 11230 W. Hercules Drive in Star, Idaho. The property is currently zoned Commercial (C-1).

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Star Road, north of W. Hercules Drive. Ada County Parcel Numbers R1341270020 & R1341270010.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 24, 2022
Neighborhood Meeting Held	May 14, 2022
Application Submitted & Fees Paid	May 16, 2022
Application Accepted	May 20, 2022
Residents within 300' Notified	May 20, 2022/June 13, 2022

Agencies Notified
Legal Notice Published
Property Posted

May 20, 2022
June 15, 2022
June 10, 2022/June 24, 2022

HISTORY

- On March 18, 2002, the City Council tabled the application for annexation to May 20, 2002.
- On May 20, 2002, the City Council approved an annexation and zoning for Celestial Village, including zoning of R-2, R-4 and C-1. This was filed as Ordinance 67.
- On September 16, 2002, the Council tabled an application for Celestial Village Phase 1 Preliminary Plat.
- On November 18, 2002, the City Council approved the preliminary plat (PP-02-01) for Celestial Village Phase 1.
- On June 21, 2022, the City Council tabled a Conditional Use Permit (CU-22-04) for Royal British Motors to July 5, 2022, to allow proper timing for public notification.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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	CBD	C-1
Automotive mechanical/electrical repair and maintenance	C	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'	0'	0'	0'	0'
C-1	35'	20'	5'	0'	20'

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
3. All setbacks in the MU zone shall be a minimum 15' when adjacent to a residential use or zone.

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.

Central Business District

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

8.3 Goal:

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

8.4 Objectives:

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

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

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights. B. Encourage commercial facilities to locate on transportation corridors. C. Locate neighborhood services within walking distance to residential development. D. Discourage the development of strip commercial areas. E. Maintain and develop convenient access and opportunities for shopping and employment activities. F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- 8.5.9 Additional Land Use Component Policies:
- Encourage flexibility in site design and innovative land uses.
 - Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
 - Support well-planned, pedestrian-friendly developments.
 - Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a dual phased project for an automotive repair shop. **Phase 1** will consist of a 4,000 square foot steel building to be used as the repair shop and a 750 square foot attached office space and a 375 square foot wash bay. The applicant is proposing, as **Phase 2**, a future 3000 square foot shop with a 625 square foot parts room and an 875 square foot working space with multiple bays. **The Unified Development Code Section 8-4B-3 requires this type of use to have 1 parking space for every 225 square feet of gross floor area. Phase 1 will require 21 parking spaces and Phase 2 will require 20 spaces. The Applicant has indicated 9 total parking spaces which includes one ADA. The applicant will need to revise the site plan to indicate where the additional parking can be located on-site. It appears that the site is large enough to accommodate and meet the intent of the Code. Parking spaces need to be 9 feet wide, and each stall shall be 20 feet in depth. The site plan does not clearly call out these measurements. Two-way drive aisles also need to be 25 feet wide; the site plan appears to call out 24 feet, one additional foot will need to be accommodated in order to satisfy the UDC. The site plan**

also indicates that the parking lot construction will consist of “hard-pack gravel”. Section 8-4B-2B of the UDC requires that all off-street parking areas, including driveways and parking lots be improved with asphalt, concrete, pavers or bricks. The revised site plan shall also show compliance with this requirement.

The applicant is proposing a wash bay, which will require the appropriate sand and grease trap(s) per the Star Sewer and Water District.

Access will be taken from Hercules Drive and not Star Road. The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial Use 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. This would be required for Star Road. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. **Additional landscaping along the Star Road frontage, including shrubs and grass are not indicated on the site plan. A complete landscape plan meeting the requirements set forth in the UDC shall be submitted to staff for review and approval prior to issuance of a building permit.**

The applicant is proposing the use of vinyl siding on the office portion of the building. This proposed material is not in compliance with the architectural overlay requirements.

The applicant is proposing building lights that are downward facing and in alignment with the preferred City style. There are no parking lot lights shown on the site plan. Applicant should work with staff on the parking lot lighting plan.

The applicant has indicated an existing trash enclosure on the site plan suggesting that it will be shared with the existing commercial building to the south (Westside Pizza). Staff prefers that the applicant have their own trash enclosure and not share with the neighboring business as depicted as proposed. If a trash enclosure is to be shared, a signed agreement with the adjacent use shall be provided to the City showing a shared use and maintenance agreement between the two owners.

The applicant’s renderings are not in color and do not call out specific materials or color scheme so there is not the ability to compare the buildings against the architectural design guidelines. Staff will require color renderings that call out the building materials to be used to be submitted for review and compliance prior to issuance of a building permit.

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

AGENCY RESPONSES

DEQ

June 03, 2022

Star Sewer and Water
City Engineer

June 27, 2022
June 27, 2022

PUBLIC RESPONSES

Kenneth Peterson via letter.
David and Lisa Fontana via letter

STAFF ANALYSIS & RECOMMENDATIONS

Given all of the questions and concerns addressed by staff regarding parking, lighting, trash, landscaping, parking lot and driveway construction, and building materials and colors, **staff cannot recommend approval of the application as submitted. Staff would recommend approval of the land use for automotive repair by Council, contingent on staff approval of a Certificate of Zoning Compliance (CZC) application that properly addresses all of staff's concerns.** Upon satisfactory CZC approval and based upon the additional information provided to staff in the application and agency comments received to date, staff can find that the updated conditional use permit can meet 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.

CONDITIONS OF APPROVAL

1. **The applicant shall submit a Certificate of Zoning Compliance application for review and approval by staff prior to issuance of a building permit. The application shall address all Staff concerns related to parking counts, parking and driveway construction, landscaping, materials and colors of structures and lighting.**
2. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **Prior to issuance of a building permit, the applicant shall submit a revised materials list showing colors and materials requested by Staff to complete the review for compliance with the Architectural Design Guidelines.**
4. 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 shall work with Staff on parking lot lighting and submit a plan and design before issuing building permits.**

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 **and approval of the required sand and grease trap.**
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. A Certificate of Zoning Compliance will be required prior to the start of construction.
12. Any additional Condition of Approval as required by Staff and City Council.
13. Any Conditions of Approval as required by Star Fire Protection District.

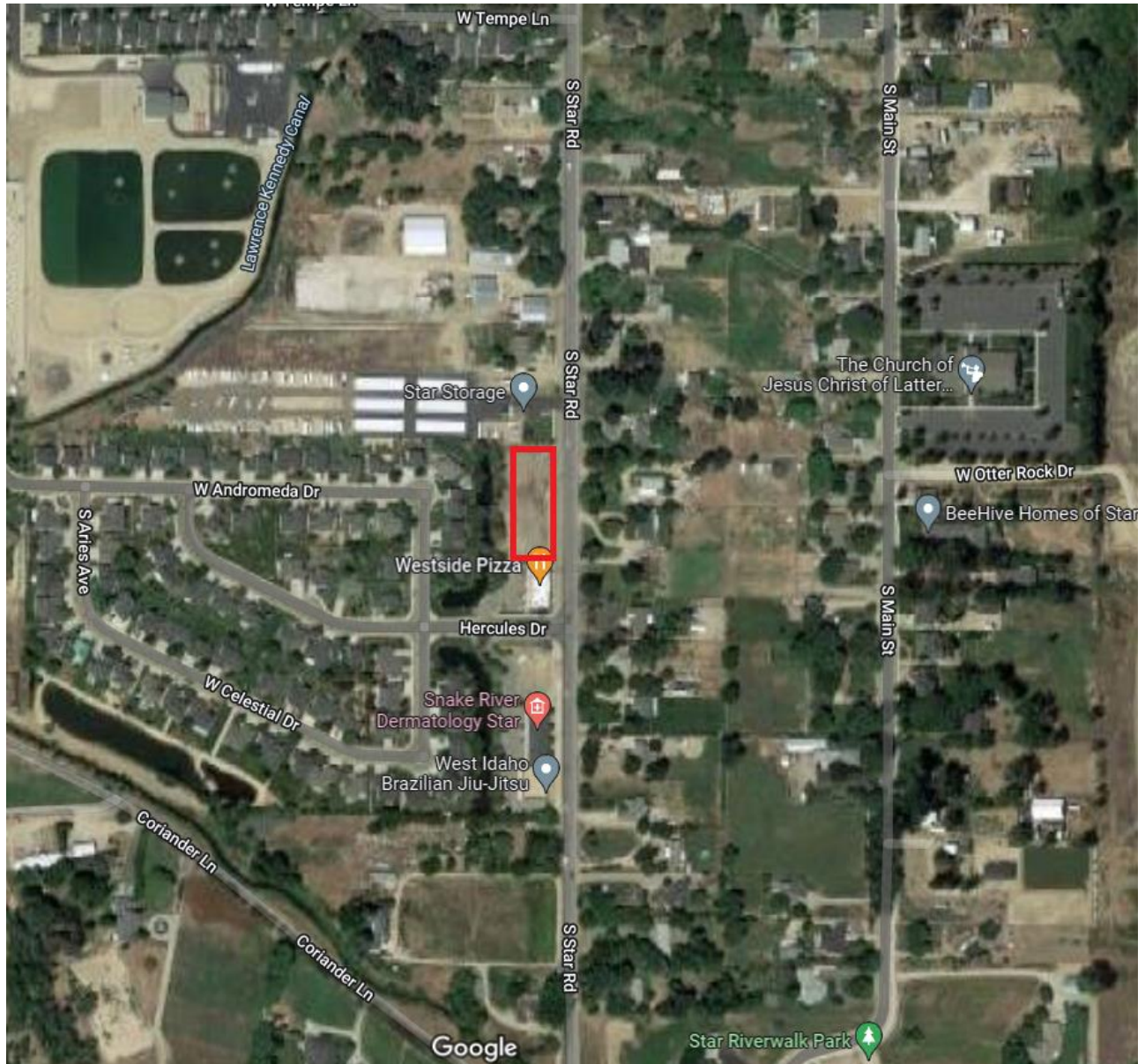
COUNCIL DECISION

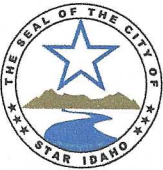
The Star City Council _____ File Number CUP-22-04 for Royal British Motorcars on _____, 2022.

Vicinity Map for Royal British Motorcars

Site Address: 11230 W HERCULES DR STAR, ID 83669

Parcel Number: R1341270020 & R1341270010





CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ___ Representative ___

Applicant Name: Elizabeth and Tyrone Flower (Royal British Motorcars)
Applicant Address: 12702 W Lacerta Ct Star, ID Zip: 83669
Phone: (760) 815-9893 Email: royalbritishmotorcars@gmail.com

Owner Name: MAHLER, CHRIS P
Owner Address: 3022 S GIOVANNI AVE MERIDIAN ID Zip: 83642
Phone: (530) 681-1580 Email: chris.p.mahler@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Bryan Oliver Firm Name: Bryan Oliver Designs
Address: 10159 W Broadford Dr, Star, ID Zip: 83669
Phone: (208) 908-5476 Email: homedesignjedi@gmail.com

Property Information:

Site Address: 11230 W HERCULES DR STAR, ID 83669 Parcel Number: R1341270020 & R1341270010

Requested Condition(s) for Conditional Use: _____
1- Stipulate to Proportionate Share Agreement
2- Parking reduced from x spots to y spots. ADA spots unchanged.
3- Parking lot to be architectural grade chips, except for ADA spots.

	Zoning Designation	Comp Plan Designation
Existing	C-1	CBD
Proposed	C-1	CBD
North of site	C-1	CBD
South of site	C-1	CBD
East of site	R-1	CBD
West of site	R-4	NEIGHBORHOOD RESIDENTIAL

Site Data:

Total Acreage of Site: .84
Proposed Percentage of Site Devoted to Bldg Coverage: 25%
Proposed Percentage of Site Devoted to Landscaping: approx. 10%, including existing
Number of Parking spaces: Proposed: 12 Required: approx. 22
Requested Front Setback: 20 Requested Rear Setback: 5
Requested Side Setback: 0 Requested Side Setback: 0
Requested Side Setback: _____
Existing Site Characteristics: Bare Lot

Number and Uses of Proposed Buildings: 2, Automotive repair
Location of Buildings: See site plan
Gross Floor Area of Proposed Buildings: Approx: 9,050 Square Feet
Describe Proposed On and Off-Site Traffic Circulation: : Ingress/egress through connected commercial development to the south. There is a pre-existing easement to accommodate this.

Proposed Signs – number, type, location: Large block letters located on the Star Road side of the building, the back

(include draft drawing) See site renderings

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

Potable Water - SS&WD
Irrigation Water - Connect to existing HOA system
Sanitary Sewer - SS&WD
Schools - West Ada
Fire Protection - Star Fire Protection District
Roads - ACHD

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

Subdivision/Project Name: Royal British Motorcars Phase: 1

Special Flood Hazard Area: total acreage .84 number of homes/structures 2 Buildings

- 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.: 16001C0140J
FIRM effective date(s): mm/dd/year 6/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
Base Flood Elevation(s): AE 2468.6 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	
√ \$1150.00	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.	
TBD	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 (existing trash bin as common disposal)	
✓	• 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): **NA**

	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: <ul style="list-style-type: none"> ➤ 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: \$1,150.00

**** 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

5.16.22
Date



Dear City of Star,

We have chosen Star, Idaho to establish our new business, “**Royal British Motorcars**”. We have operated for more than 25 years as **Carlsbad British Motorcars** in Carlsbad, California.

Carlsbad British Motorcars has been an important part of the fabric of the Carlsbad community. During that time, we have utilized three separate properties and employed several skilled technicians. We are family-owned and run. We are known for providing stellar customer service, which has earned a triple-A rating with the Better Business Bureau. We are not just a "garage." Our reputation and standing in the Carlsbad community and with the local dealerships has been nothing less than a partnership.

We look forward to employing local technicians who are “Automotive Service Excellence” certified and have the attributes that our customers expect. We have old fashioned values like honesty, professionalism, and integrity. **Carlsbad British Motorcars** is a business that has been well established in the community with a valued affluent, active base of more than 2,500 customers.

We are excited because Star has the same community characteristics. Along with this comes the need to have a stellar facility, clean and safe with beautiful surroundings, and the same honesty and integrity. Additionally, we expect to support our community, not only with tax dollars and business, but through participation in community events.

As repair facilities go, most have an unpopular stigma. We are not like most. The noise associated with a typical repair facility is far less present for us because we use impact tools very sparingly. We do not do tire work. We will partner with other Star businesses for that type of work. We do use impact tools to remove wheels if access to brakes or suspension work is required, but only indoors. We will use distance and existing trees and shrubs to further reduce any noise on the adjacent neighborhood. Also, our hours of operation will be limited. Our neighbors will hear nothing from us while they are enjoying quiet evenings in their back yards.

Royal British Motorcars will be a boutique experience for customers who expect a dealership environment in an upscale facility. This has worked very well for us in Carlsbad with many of our current customers expressing a desire to have their very expensive vehicles *shipped* here for service and repair.

Our services are on all makes of British vehicles; however, we specialize in Jaguars, Land Rover, Bentley, Rolls Royce, and the occasional Bugatti. Tyrone Flower (owner) trained at the Coventry factory in England and has worked for several high-end dealerships in the London area. While employed in the United Kingdom, Tyrone had the opportunity to become a trusted top technician; as a result, was recruited by a company in California. Tyrone's other important accolades include recognition by Jaguar Land Rover North America! That was due to the official dealership shut down in San Diego. Tyrone was approached after extensive vetting and offered the warranty work for Jaguar Land Rover customers until a new official dealership could be re-established in the area. That relationship continued for almost two years.

Royal British Motorcars' customer base is extensive in this area because the only official dealership is in Boise. This is a long laborious drive through traffic for owners who live in Eagle, Star, Meridian and surrounding areas; additionally, there are long wait times for service. Our company has invested in the 2022 latest factory diagnostic equipment, and the specialized tools needed for service and repairs. We are very specialized and run our facility like a dealership which has helped develop our reputation. We take great pride in our facility, it's presentability, style and cleanliness. These qualities are very important for a customer who wants to leave a \$100,000+ vehicle in our care. As a side note, we have also won Blue Ribbons for "100 point" and "Best in Class" on a 1961 Rolls Royce Sedan at Pebble Beach and a "Blue Ribbon" at the La Jolla Concourse on a \$10.5 million dollar Delahey, just to name a few.

We are very excited at the prospect of setting up business here and bringing high end customers to this sweet little town, our home, Star. Not only will our tax dollars be of great value—we are very community oriented and eager for our customer base to affect our community in a positive way, by enjoying our restaurants, and businesses. We will be focused on being a good neighbor to both the residents and businesses proximity to our facility. We strive to plan and address then remedy neighbors' concerns with care and expediency.

Finally, during our time in Carlsbad, we had an opportunity to hold "First Responder Appreciation Days" by preparing a large buffet twice a year. We also enjoyed offering a cup of coffee and a clean restroom for our men in blue every day.

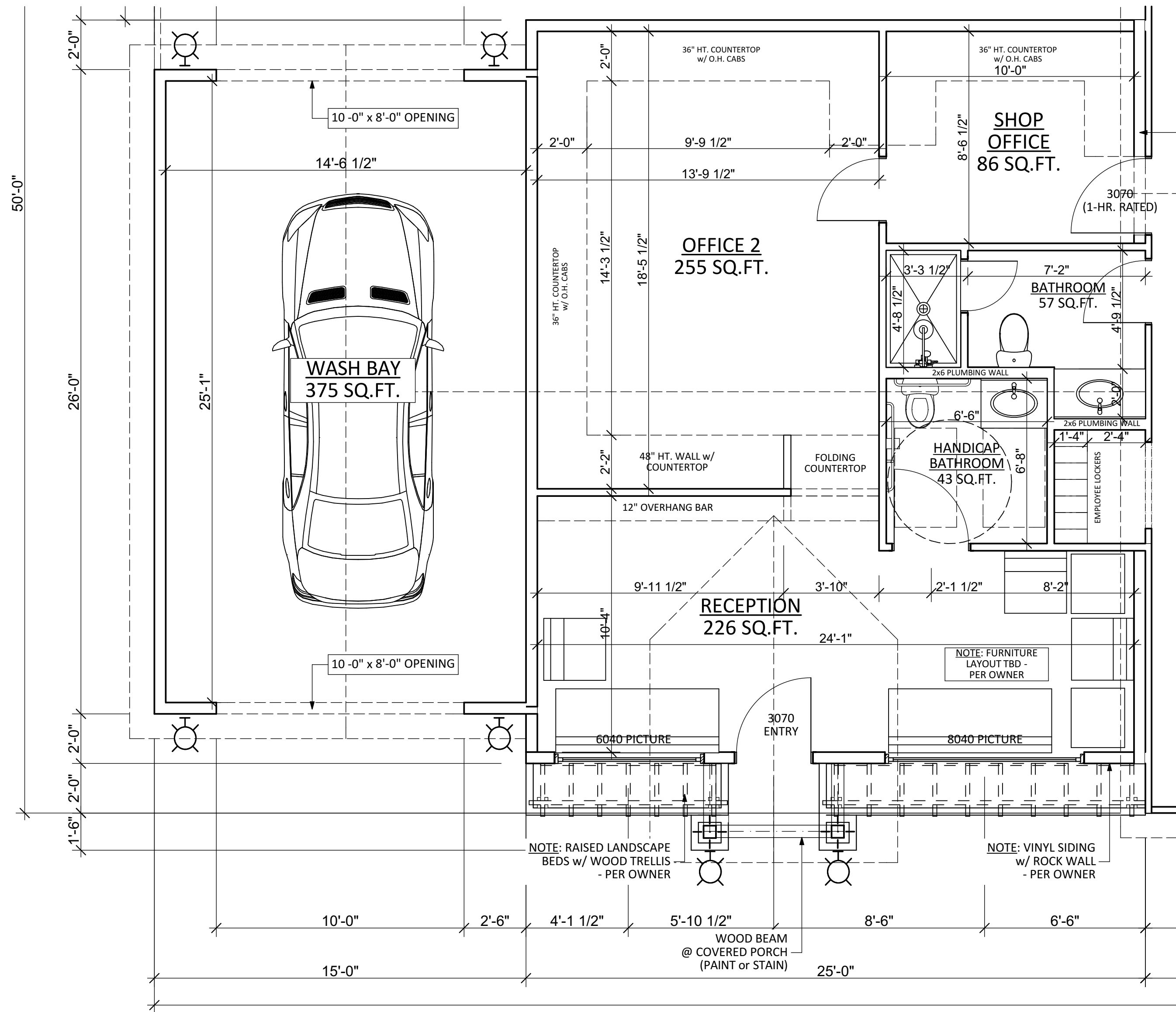
We are excited about Star! We look forward to hosting events with the local British Car Club and opening our facility to the City of Star for local events!

Kindest regards,

Liz and Tyrone Flower, Royal British Motorcars



1 SITE PLAN



1 OFFICE AREA ENLARGED
NOT TO SCALE



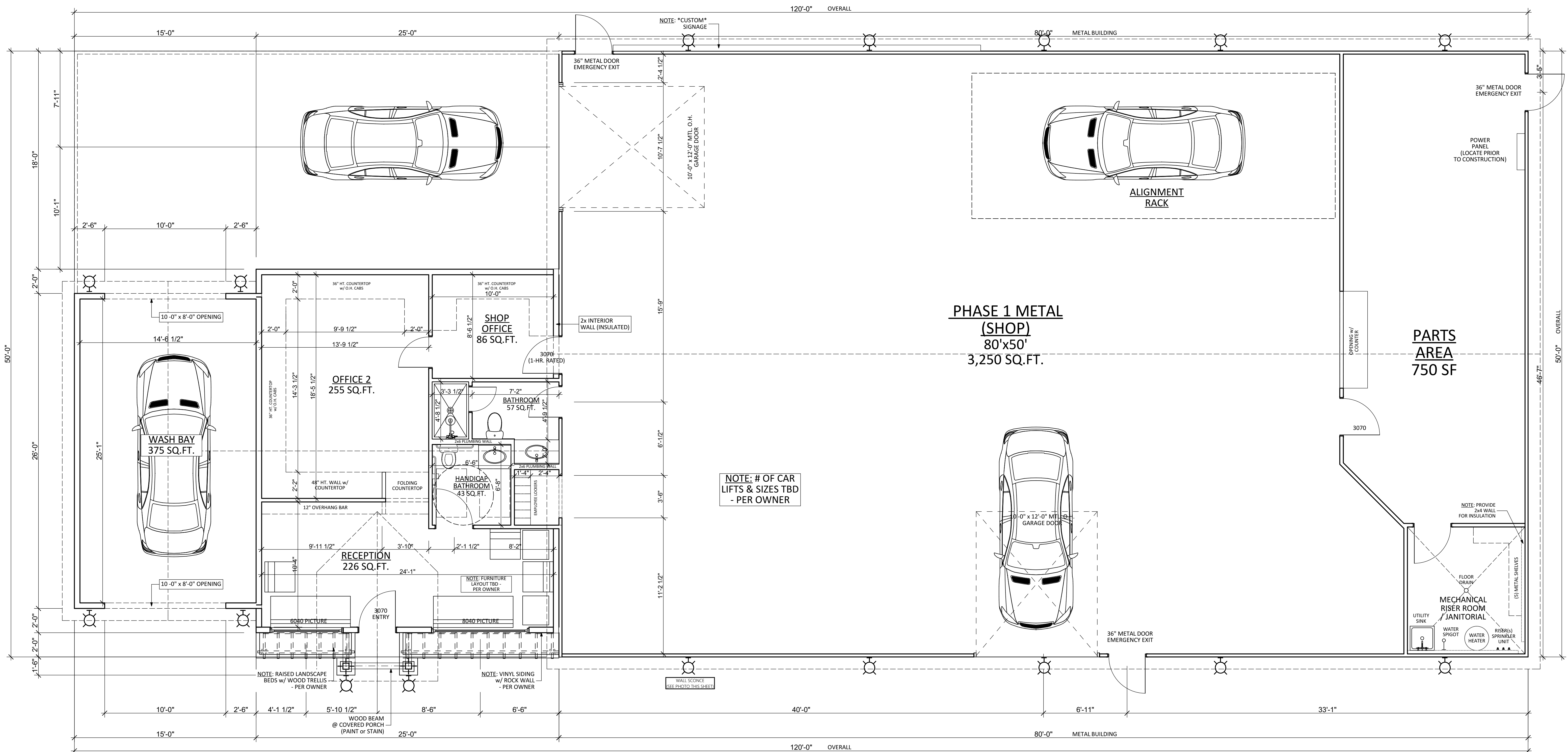
LED WALL SCONCE



LED WALL SCONCE



GOOGLE BIRDSEYE MAP



1 SHOP OFFICE LAYOUT
SCALE: 1/4" = 1'-0"

LIGHTING
2.4.1 LIGHTING REQUIREMENT: ALL LIGHTING MUST MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AND OTHER CITY ORDINANCES, UNLESS OTHERWISE APPROVED THROUGH PLANNED DEVELOPMENT.

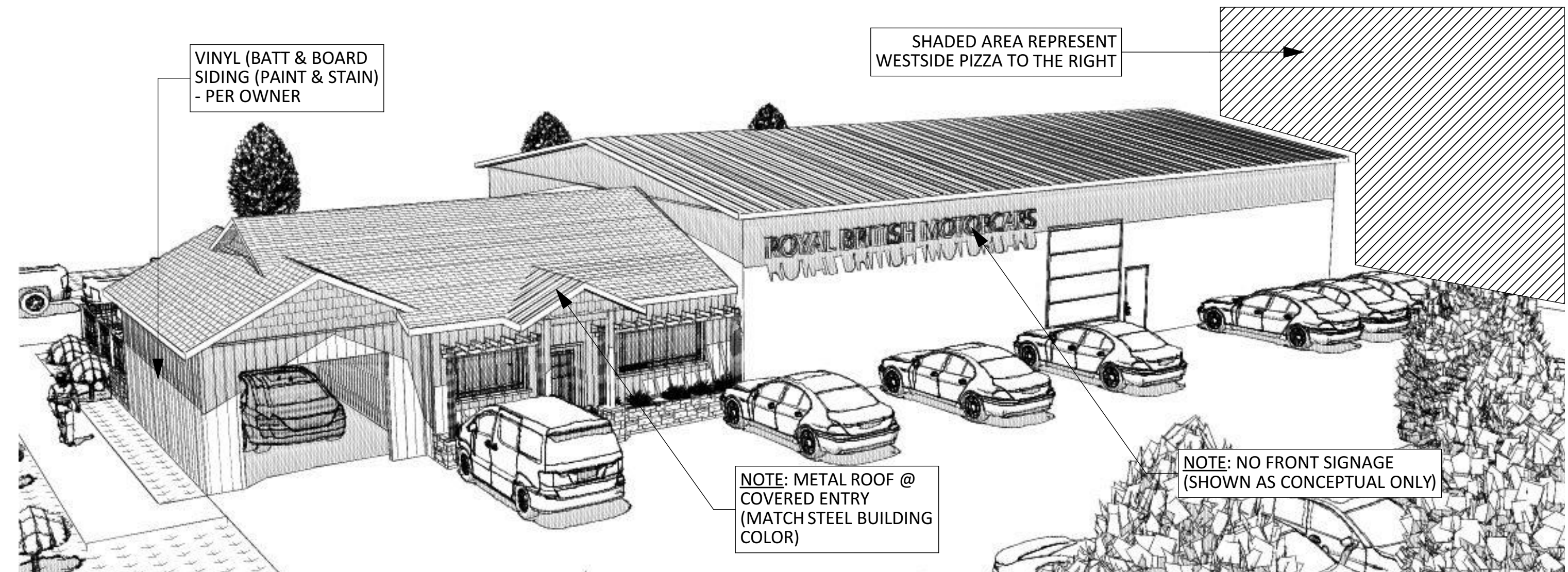
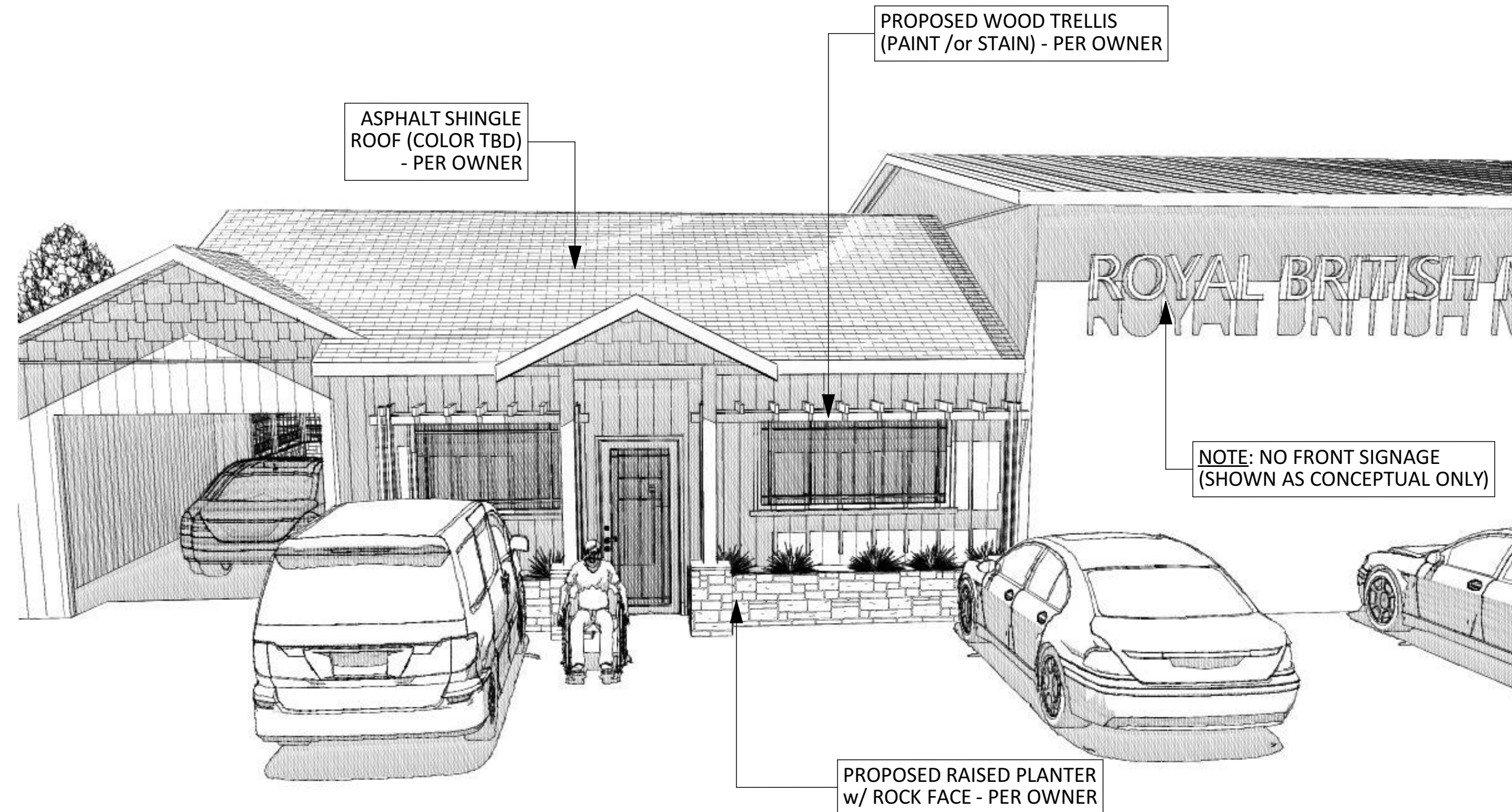
2.4.2 LIGHT POLLUTION: INCORPORATED FULL CUT-OFF FIXTURES (NO LIGHT ABOVE NINETY DEGREES) TO MINIMIZE LIGHT POLLUTION. THE USE OF ENERGY EFFICIENT FIXTURES, INCORPORATING LIGHT EMITTING DIODES (LED), IS ENCOURAGED. DARK SKY COMPLIANCE IS ENCOURAGED PER THE INTERNATIONAL DARK-SKY ASSOCIATION.

2.4.3 LIGHT DESIGN: LIGHTING FIXTURES AND ILLUMINATION SHOULD COMPLEMENT S STRUCTURE AND BE OF SIMILIAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS.

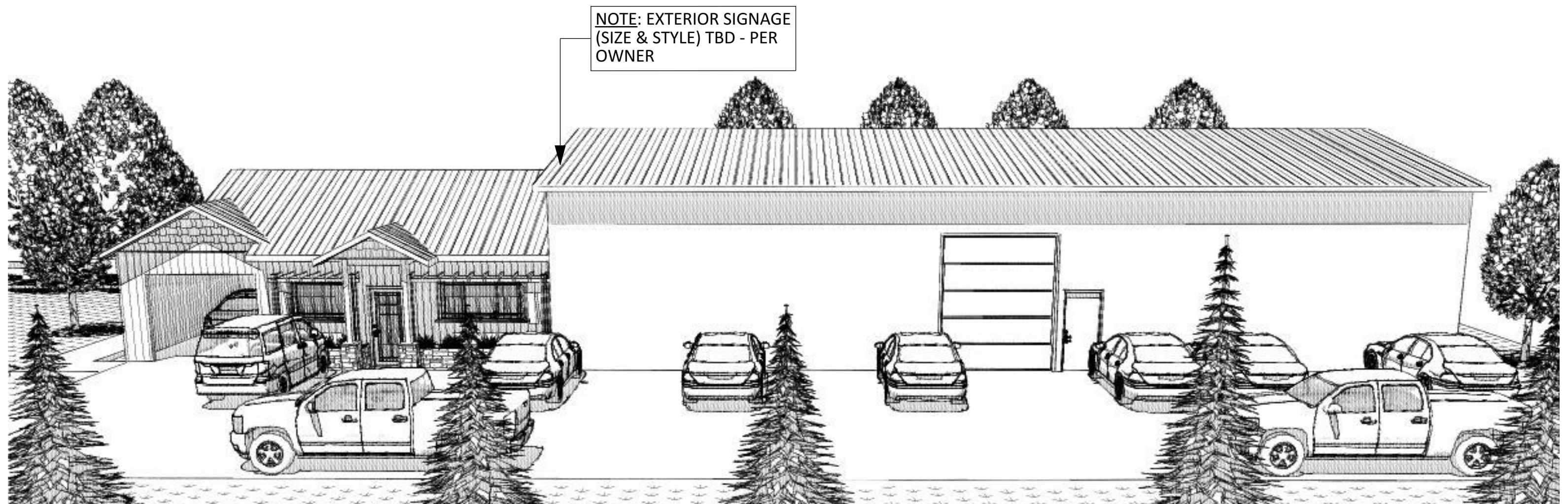
SIGNAGE
NOTE: REFER TO CHAPTER 2 / SITE DESIGN - SECTION 2.5 OF THE ARCHITECTURAL OVERLAY DISTRICT GUIDELINES (CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER) ORDINANCE NO. 366-2022

SHOP:	4,000 sq. ft.
ADU:	750 sq. ft.
WASH SHOP:	375 sq. ft.
TOTAL SQ. FT.:	5,125 sq. ft.
(FUTURE) SHOP:	3,000 sq. ft.
(FUTURE) ADU:	750 sq. ft.
(FUTURE) WASH BAY:	875 sq. ft.
(FUTURE) TOTAL:	4,625 sq. ft.

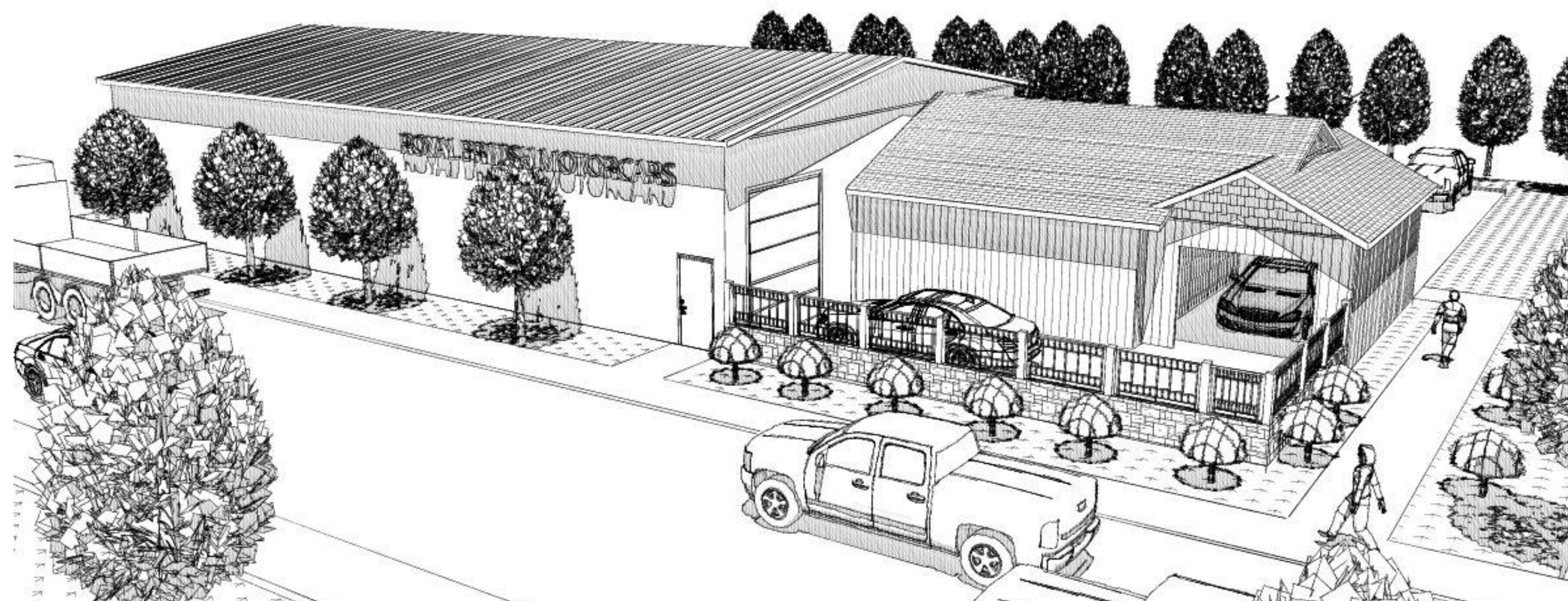
PROJECT NO:	22-09995
DRAWN BY:	BSO
CHKD BY:	BSO
COPYRIGHT:	ROYAL BRITISH MOTORCARS
PRELIMINARY:	MAY 13, 2022
ENG. FINAL:	



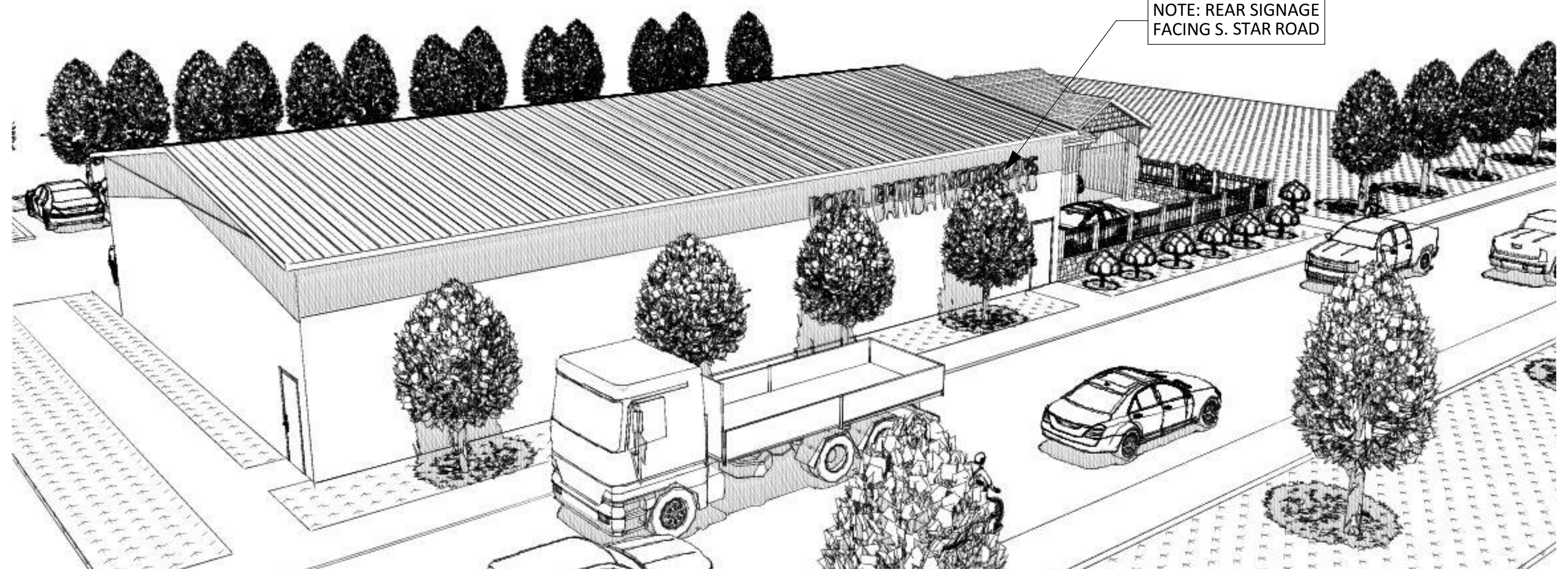
N.W. FRONT FACING: CELESTIAL VILLAGE SUB.



S.W. FRONT FACING: CELESTIAL VILLAGE SUB.

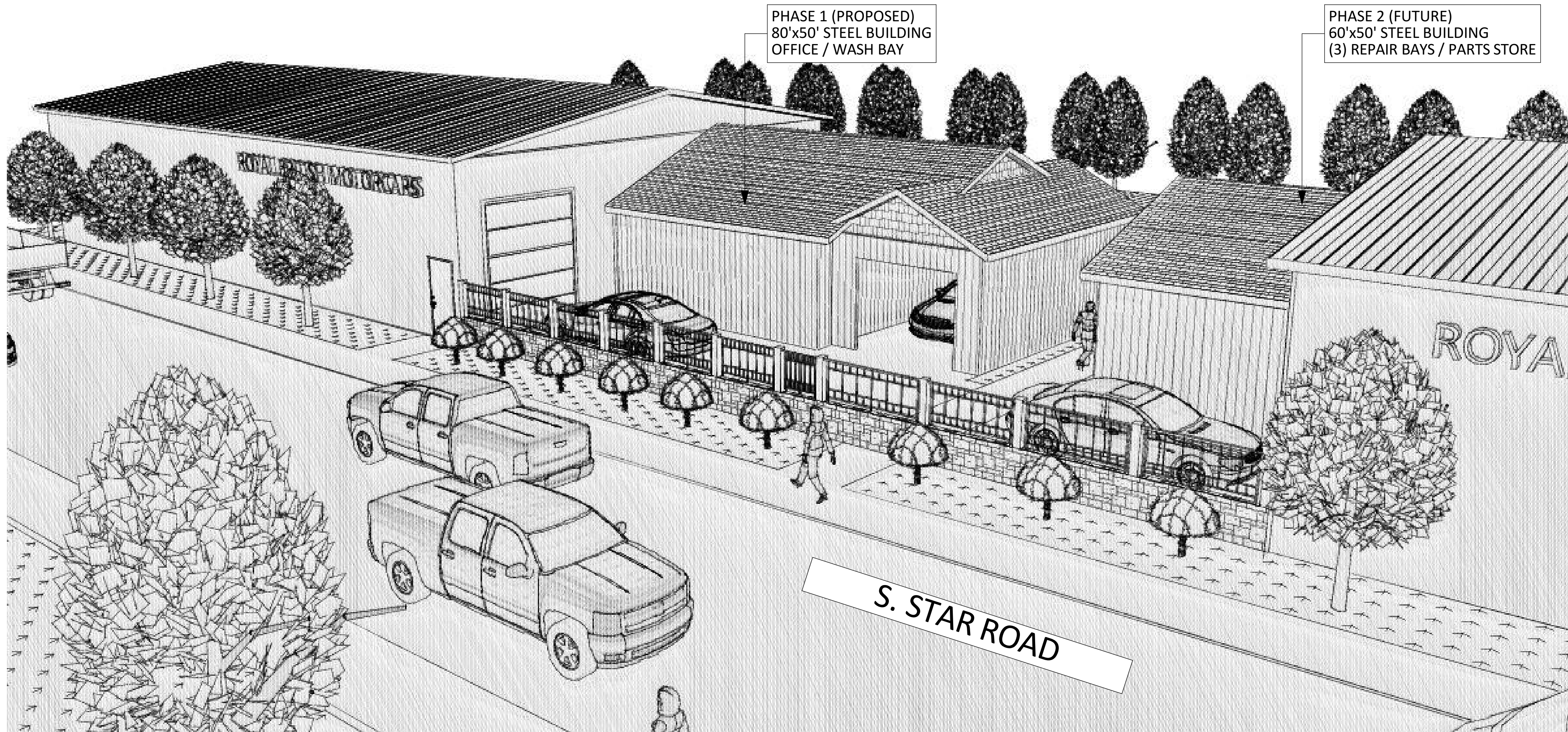


N.E. REAR: FACING STAR ROAD



S.E. REAR: FACING STAR ROAD

PHASE 1 RENDERERS	METAL SHOP:
	4,000 sq. ft.
	OFFICE AREA:
	750 sq. ft.
	WASH BAY:
	375 sq. ft.
	Total Sq. Ft.:
	5,125 sq. ft.
	Date: 04.11.22
	REVISED: 04.xx.22
	FINAL:
	Project #: 22-40995
	Drawn By: bso
	Checked by: bso



METAL SHOP:	
4,000 sq. ft.	
OFFICE AREA:	
750 sq. ft.	
WASH BAY:	
375 sq. ft.	
Total Sq. Ft.:	
5,125 sq. ft.	
Date:	04.11.22
REVISED:	04.xx.22
FINAL:	
Project #:	22-40995
Drawn By:	bs0
Checked by:	bs0



STATE OF IDAHO

DEPARTMENT OF ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

June 3, 2022

By e-mail: snickel@staridaho.org

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

Subject: Royal British Motorcars, CUP-22-04

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

June 3, 2022

Page 5

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK118



CITY OF STAR CONDITIONAL USE PERMIT REVIEW CHECKLIST

Property: British Royal Motors Review No: 1 Date: 6/30/2022

Lot: 1 Block: 1 Subdivision: Celestial Village

Property Address: 11230 W Hercules Dr.

Owner: Chris Mahler

Tel: 530-681-1580 Fax: _____ Email: _____

Architect/Designer: Bryan Oliver Designs

Tel: 208-908-5476 Fax: _____ Email: homedesignjedi@gmail

Civil Engineer: TBD

Tel: _____ Fax: _____ Email: _____

Review Check By: Ryan Morgan, P.E.,

ITEM	OK	NEED	N/A	GENERAL
1	X			Provided a completed CUP application.
2	X			Site Plan provided.
3		X		Landscaping plan provided. Provide a list of tree species proposed.
4	X			Pressure irrigation plan or narrative provided. Potable water cannot be utilized without written approval from Will be required to connect to existing subdivision (Celestial Village) irrigation system
5		X		Plans are ADA compliant, required number of parking stalls. Meet ADA accessibility slopes. Stalls are not dimensioned and shall be located in hard (concrete or asphalt) surface.
6		X		Parking stalls are striped and meet Star City Code. Parking stalls are not dimensioned.
8		X		Garbage Enclosure location provided. Provide own trash encloser or letter stating they can use existing neighbor's enclosure
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
9			X	Provide completed Floodplain Application
10			X	Floodplain delineated on site plan
11			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing or flood venting.
12				Base flood elevation matches FIS map or.
ITEM	OK	NEED	N/A	SITE PLAN
13		X		Grading shown and narrative provided for stormwater

				management. Provide narrative of anticipated storm system. All stormwater shall be retained on site.
18			X	Drive aisle, drop off zones, and/or stacking distance are shown and meet City Code.
19				Pedestrian routes and sidewalks are shown.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
21				Return (1) one revised plan set with the redlined set for review and/or approval. Unbound or un-collated plan sets will not be accepted.
22				Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

Comments:

-

June 6, 2022

Shawn L Nickel
Planning Director
City of Star
PO Box 130
Star, ID 83669

RE: Royal British Motorcars Application, Files #'s CUP-22-04

Dear Mr. Nickel and Star City Council:

We live in a home directly behind the property purchased by Elizabeth and Tyrone Flower who plan to build their business, Royal British Motorcars on Star Rd/Hercules Dr in Star. We have met with the Flowers on two occasions to discuss their plans. We appreciate the time they've taken to answer our questions and hear our concerns. The purpose of this letter is to provide you with information to assist you with any action you take or direction you give during your scheduled public hearing on the matter.

Our home will be the location most impacted by construction and operation of the business. As mentioned, we live directly behind the proposed business. Once built, the new parking lot and existing irrigation canal will separate our home and their repair shop.

The one major concern for us is that the M/M Flower do not remove the existing trees that border the irrigation ditch within the HOA common use area. In the small print on their plan document included with your letter dated May 20, 2022, are the words "existing trees and shrubs owner to remove or remain TBD". We pray the trees remain for several reasons. First, those mature and wild trees provide homes, food and protection for many animals and birds including ducks, heron, cranes, kingfishers, dove, robins, owls, hawks, squirrels, frogs, turtles, bass and bluegill. Next, our backyard view through open metal fencing is the irrigation ditch and those trees. Lastly, the trees buffer the sounds and mitigate dust from the major traffic now congesting Star Road. The existing trees along with the addition of beautiful fencing described by Mrs. Flower will keep the animals safely in their homes and our backyard view from becoming ghastly urban as many other areas in Star have become.

Thank you for your consideration.

David and Lisa Fontana
664 S Hydra Ave
Star, ID 83669

June 2, 2022

RECEIVED
JUN 06 2022
BY: BW

Star City Council
10769 W State St,
Star, ID 83669

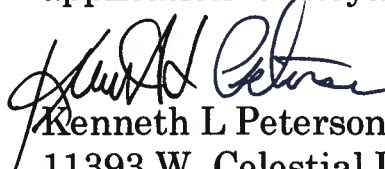
Application : Royal British Motorcars

As a homeowner in the Celestial Village subdivision, I support the application of Royal British Motorcars to build a repair facility at the entrance of our subdivision. On a few occasions, I have spoken with the principals, Liz and Tyrone Flower, and have found their plans and actions respectful to the homeowners.

The design drawings show that the building will be an upscale facility with care taken to blend with surroundings using colors and softer materials. Using small light-colored gravel for the lot instead of blacktop will give the facility an English countryside feel and softness.

This business will be low traffic, low noise, and minimal late hours, so the homeowners that would be most affected will have very little disturbance to their privacy. In addition, at the neighborhood meeting, Liz Flower had a picture of a wooden fence that, in conjunction with the existing trees, would give privacy to those homeowners nearest the facility. The approval should include the wooden fence with a large gate for maintenance and the existing trees left for the homeowners' privacy.

I think having this business choose to build in the city of Star should be welcomed, and I am in favor of the council approving the application for Royal British Motorcars.


Kenneth L Peterson
11393 W. Celestial Drive
Star, Idaho 83669