



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: May 2, 2023 – PUBLIC HEARING

FILE(S) #: RZ-23-02 – Rezone
DA-23-03 – Development Agreement
CU-23-04 – Conditional Use Permit – Red Barn Inn

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner

Jon & DiAnn Lei
341 S. Main Street
Star, Idaho 83669

Representative:

Terry King
TTKLA PLLC
6122 Moonfire Way
Boise, Idaho 83709

REQUEST

Request: The Applicant is requesting approval of a Rezone (R-4 to CBD), a Development Agreement and Conditional Use Permit for a twelve room (12) Inn (motel/hotel). The property is located at 309 S. Main Street in Star, Idaho and consists of .929 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Main Street, south of Hwy 44. Ada County Parcel Numbers R1842701715.

Existing Site Characteristics: The property is currently vacant.

Irrigation/Drainage District(s): - Pioneer Ditch Company LTD
P.O. Box 70
Star, Idaho 83669

Flood Zone: This property is currently located in a Special Flood Hazard Area.

FEMA FIRM Panel Number: 16001C0130J

Effective Date: 06/19/2020

Flood Zone: AE

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No known areas.
- ✧ Fish Habitat – No known areas.
- ✧ Mature Trees – Yes, healthy, mature trees will be preserved if possible.
- ✧ Riparian Vegetation – None.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – No.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✧ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 23, 2023
Neighborhood Meeting Held	April 1, 2023
Application Submitted & Fees Paid	April 3, 2023
Application Accepted	April 10, 2023
Residents within 300' Notified	April 13, 2023
Agencies Notified	April 4, 2023
Legal Notice Published	April 16, 2023
Property Posted	April 21, 2023

HISTORY

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

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS
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	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-4)	Central Business District (CBD)	Vacant Ground
Proposed	Central Business District (CBD)	Central Business District (CBD)	Hotel/Motel
North of site	Residential (R-4)	Central Business District (CBD)	Assisted Living Facility
South of site	Residential (R-4)	Central Business District (CBD)MU)	Single Family Residential/Applicant's Residence
East of site	Residential (R-4)	Central Business District (CBD)	Single Family Residential
West of site	Residential (R-1)	Central Business District (CBD)	Single Family Residential

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN
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UNIFIED DEVELOPMENT CODE:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its

original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

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

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

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

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:

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

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	CBD
Hotel/Motel	C

Notes:

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

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

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

Notes:

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

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

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 exact 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 will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

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

8.3 Goal:

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

8.4 Objectives:

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

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

A. 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.

B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.

D. 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.

E. 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.

F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.

G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.

H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.

I. The city should encourage assemblage of the smaller properties where appropriate.

J. The “floodway” lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and “Live, Work, Play” ambiance planned for the CBD.

K. Main city service facilities should be located in the CBD and should all be south of State Highway 44 clustered into a “City Services Campus”. That includes the City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities.

L. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the CBD and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, should be located to front on Highway 44 or Star Road.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

REZONE:

The rezone request from Residential (R-4) to Central Business District (CBD) on the applicant's property will allow for the development of the property in a manner that will be consistent with the current Comprehensive Plan Map. Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 30,889 square feet hotel/motel facility. The proposed building will consist of twelve (12) individual guest rooms, two (2) of which will be ADA accessible. Each guest room will be on the main level and have access to the outside. There will be a separate dining room, self-serve food bar and commercial kitchen.

Access will be taken from S. Main Street, directly to the property. The Applicant is proposing a circular drive on the front or east side of the building. Off the circular drive the applicant is proposing eight (8) parking spaces, two (2) of which are ADA accessible. The Applicant is also proposing twelve (12) parking spaces behind the building or on the west of the property. Section 8-4B-3 of the Unified Development Code states that this type of use requires one (1) parking space for each sleeping room, plus one (1) parking space for every two (2) employees. The proposed twenty (20) spaces will satisfy this requirement.

The Unified Development Code, Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of twenty-five wide (25') or as required by the fire code, unless the building is thirty feet (30') in height or greater, at which point the drive aisle shall be twenty-six feet (26') wide or as otherwise approved by the Fire District. **The Applicant is proposing a twenty foot (20') wide drive aisle, along the southern boundary of the parcel. If approved by the Fire District, a 20' driveway would meet the intent of the Code and can be approved by Council.**

The Ada County Highway District (ACHD) has issued a staff report, the Applicant will be required to comply with the conditions of approval prior to certificate of occupancy. This will include the improvements to S. Main Street, including 3' of pavement widening along with curb, gutter and sidewalk. ACHD has approved the 2 proposed driveway locations.

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

The applicant has not asked for any setback waivers and the site plan is compliant with the required Central Business District (CBD) 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 submitted landscape plan appears to satisfy these requirements. The Applicant has proposed landscaping along the northern property boundary to provide privacy and help prevent light and noise pollution as much as possible to the northern neighbor.

The Applicant is proposing the use of permeable pavers for the circular drive to be used as drainage for the site. This will require coordination with the City Engineer for review and approval. The pavers shall satisfy the minimum requirements for infiltration of five gallons (5) in thirty seconds (30) or less.

The Applicant has not provided a lighting plan for the site or building. This will be required prior to issuing a building permit, for review and approval by Staff. All lighting shall be downward facing and Dark Sky like compliant to avoid any fugitive light to the neighboring properties.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Specifically Requested Conditional Use Approvals

AGENCY RESPONSES	
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Central District Health	April 13, 2023
DEQ	April 7, 2023
ACHD	April 20, 2023

PUBLIC RESPONSES

No public comments have been received for this application.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed rezone, development agreement and conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

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

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

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

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

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

The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

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

The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

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

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

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

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

Findings for Conditional Use Permits (UDC §8-6B-6):

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.

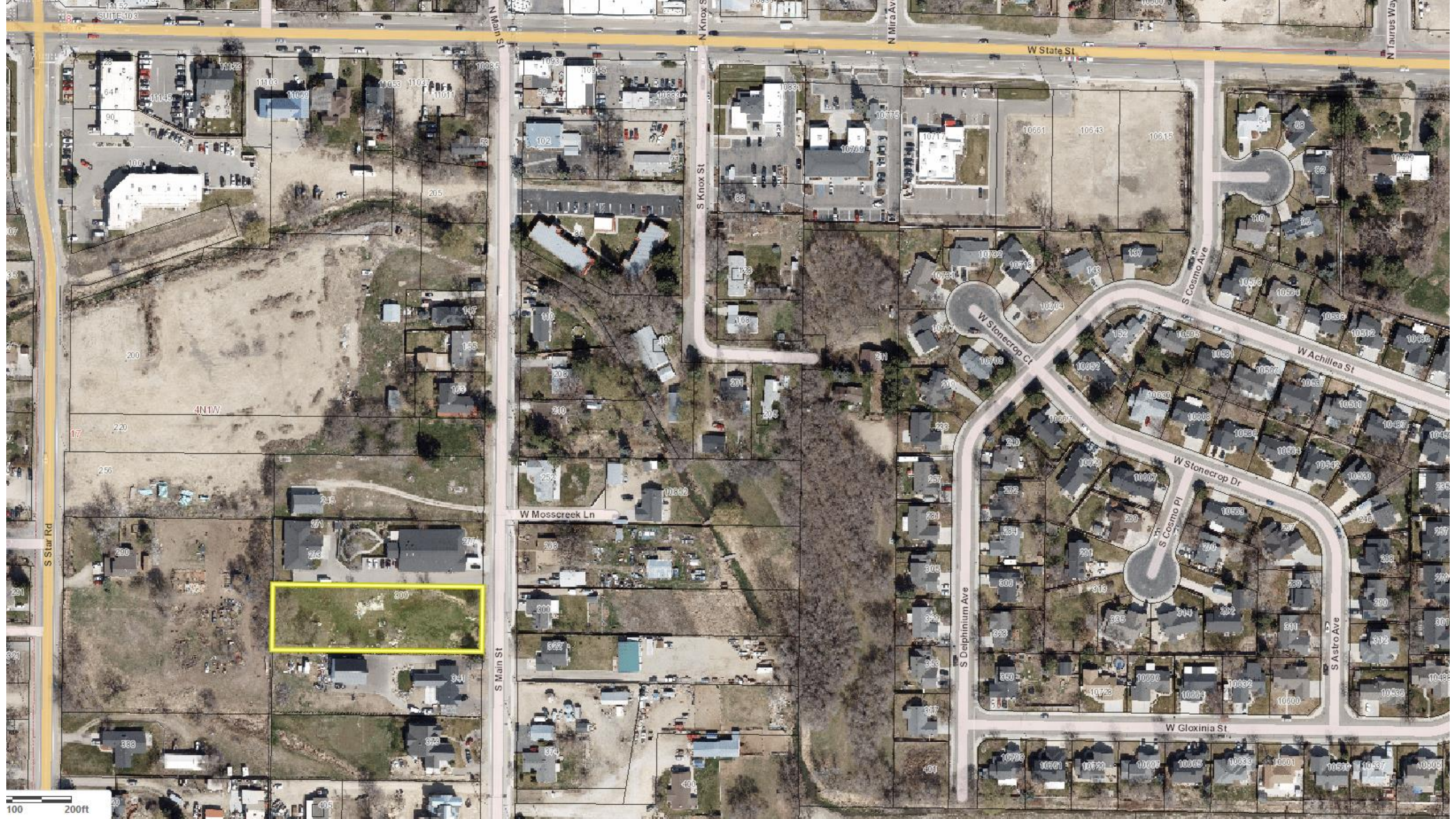
The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

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. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Building Permit being issued.**
3. **A Certificate of Zoning Compliance will be required prior to the start of construction.**
4. **The Applicant shall meet all the requirements for the Ada County Highway District (ACHD) prior to certificate of occupancy.**
5. **The Applicant shall receive approval from the Flood Plain Administrator and complete the necessary paperwork for building in a special flood hazard area prior to issuing the building permit.**
6. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. 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.
8. 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.
9. 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.**
10. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
11. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
12. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
13. Any additional Condition of Approval as required by Staff and City Council.
14. Any Conditions of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number RZ-23-02, DA-23-03, CU-23-04, for Red Barn Inn on _____, 2023.





DATE: April 3, 2023
TO: City of Star Planning and Zoning
FROM: Terry King - Landscape Architect LA-265
RE: Red Barn Inn CUP and Rezone Application
309 S. Main St.

We are submitting a Conditional Use Permit for a twelve room Inn. The property is currently zoned R-4, the comprehensive plan proposed zoning is slated for Central Business District. We are including a rezone application with this submittal. We have included architectural and landscape architectural drawings as well as a topographic survey of the property. Our project style is mountain modern and our landscape design follows that theme.

The project is within the Zone AE Floodplain and our grading plan shows the building two feet above the BFE. We have included the FEMA Firm information within our application and TJ Wellard has given us the BFE elevation at the east property line of the project from which we calculated our worst case BFE elevation.

We feel the project is a great addition to the City of Star. We have met with City staff through the planning process and greatly appreciate their support with this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Terry King', with a stylized, flowing script.

Terry King



ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: RZ-23-02
Date Application Received: 04/03/2023 Fee Paid: \$2190.00
Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: *Applicant* ☐ *Owner* ☐ *Representative* ☐

Applicant Name: Jon and DiAnn Lei
Applicant Address: 341 S. Main St. Zip: 83669
Phone: 208.703.2883 Email: jdlei1995@gmail.com

Owner Name: same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Terry King Firm Name: TTKLA PLLC
Address: 6122 S. Moonfire Way Zip: 83709
Phone: 208.869.3820 Email: terry@ttkla.com

Property Information:

Site Address: 309 S. Main St. Parcel Number: R1842701715
Total Acreage of Site: 0.929 acres
Total Acreage of Site in Special Flood Hazard Area: .929 acres
Proposed Zoning Designation of Site: _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-4	Central Business District	
Proposed	Central Business District	Central Business District	
North of site	R-4	Central Business District	
South of site	R-4	Central Business District	
East of site	R-4	Central Business District	
West of site	R-4	Central Business District	

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

Areas of Critical Environmental Concern - _____
Evidence of Erosion - _____
Fish Habitat - _____
Floodplain - Yes, Zone AE Floodplain _____
Mature Trees - _____
Riparian Vegetation - _____
Steep Slopes - _____
Stream/Creek - _____
Unique Animal Life - _____
Unique Plant Life - _____
Unstable Soils - _____
Wildlife Habitat - _____
Historical Assets - _____

Application Requirements:

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

Applicant (√)	Description	Staff (√)
	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
	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 Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement 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 proposed project (must be signed by applicant)	
	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none">• Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.• Submit word.doc and pdf version with engineer's seal.	
	Recorded warranty deed for the subject property	

	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

Date



CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: **CU-23-04**
Date Application Received: **04/03/2023** Fee Paid: **\$1660.00**
Processed by: City: **Barbara Norgrove**

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: Jon and DiAnn Lei
Applicant Address: 341 S. Main St. Zip: 83669
Phone: 208.703.2883 Email: jdlei1995@gmail.com

Owner Name: same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

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

Contact: Terry King Firm Name: TTKLA PLLC
Address: 6122 S. Moonfire Way Zip: 83709
Phone: 208.869.3820 Email: terry@ttkla.com

Property Information:

Site Address: 309 S. Main St. Parcel Number: R1842701715
Requested Condition(s) for Conditional Use: To build a 12 Room Inn on the property.

	Zoning Designation	Comp Plan Designation
Existing	R-4	Central Business District
Proposed	Central Business District	
North of site	R-4	Central Business District
South of site	R-4	Central Business District
East of site	R-4	Central Business District
West of site	R-4	Central Business District

Site Data:

Total Acreage of Site: .929 acres
Proposed Percentage of Site Devoted to Bldg Coverage: 5,561 sf - 18.02%
Proposed Percentage of Site Devoted to Landscaping: 7,078 sf - 22.94%
Number of Parking spaces: Proposed 20 Required _____
Requested Front Setback: 20' Requested Rear Setback: 20'
Requested Side Setback: 10' Requested Side Setback: 10'
Requested Side Setback: _____
Existing Site Characteristics: _____

Number and Uses of Proposed Buildings: _____
Location of Buildings: Center of site
Gross Floor Area of Proposed Buildings: _____
Describe Proposed On and Off-Site Traffic Circulation: _____

Proposed Signs – number, type, location: 1 Sign, Entry, center along east property line
(include draft drawing) _____

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

Potable Water - _____
Irrigation Water - _____
Sanitary Sewer - _____
Schools - _____
Fire Protection - _____
Roads - _____

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

Subdivision/Project Name: Lot 48 Dicksons Sub #1715-B Phase: _____

Special Flood Hazard Area: total acreage .929 acres number of homes/structures

1

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
Base Flood Elevation(s): AE _____.0 ft., etc.: BFE 2471.12 calculated from survey
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

Site Plan (If applicable):

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

	• Open/common spaces	
	• Refuse and service areas	
	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable):

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

**** 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.**

CERTIFICATE OF CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS LOT SPLIT.

CITY ENGINEER STAR, IDAHO DATE

CERTIFICATE OF CITY CLERK
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS LOT SPLIT.

CITY CLERK STAR, IDAHO DATE

RECORD OF SURVEY

LOTS 47 AND 48, BLOCK 1 OF DICKSON'S SUBDIVISION,
LYING IN THE NW 1/4 NW 1/4 OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO

CERTIFICATE OF OWNER

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY, HEREBY APPROVE OF THIS LOT SPLIT.

Lei Family Living Trust, By Jonathan Lei, Trustee DATE

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this _____ day of _____, in the year of 20____, before me, the undersigned, a notary public, personally appeared Jonathan Lei, known or identified to me to be the Trustee of the Lei Family Living Trust that executed the instrument or the person who executed the instrument on behalf of said Trust and acknowledged to me that such Trust executed the same.

NOTARY PUBLIC FOR IDAHO

RECORD OF SURVEY NO.

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AT THE REQUEST OF SKINNER LAND SURVEY
AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS
_____ DAY OF _____, 2023.

EX-OFFICIO RECORDER

DEPUTY



Reference Surveys:
Inst. No. 100029433, ROS No. 4952
Inst. No. 2020151392, ROS No. 12584
Inst. No. 99057785, ROS No. 4649
Inst. No. 2021170284, ROS No. 13163
Inst. No. 97096367, ROS No. 4066
Inst. No. 94026291, ROS No. 2807
Inst. No. 95024491, ROS No. 3174
Inst. No. 113098241, ROS No. 9532
Inst. No. 108038809, ROS No. 8258
Dickson's Subdivision
Book 3, Page 133

Reference Deed:
Inst. No. 2021168333
Inst. No. 2021110106

0' 40' 80'

Scale: 1" = 40'

LEGEND

- 5/8" REBAR - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- ORIGINAL PLATTED LOT LINE
- ROAD CENTERLINE
- FENCE LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:

This survey was performed at the request of the Lei Family Living Trust to the divide the lots described in the reference deeds. The property is currently zoned R-1 by the City of Star. Existing lot corners were located and held as shown. Platted distances were proportioned with shot distances. This resulted in lots that closely matched original sizes. The lots were then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 414-17-4-4-0-03-133

SURVEY FOR:

JONATHAN & DIANN LEI

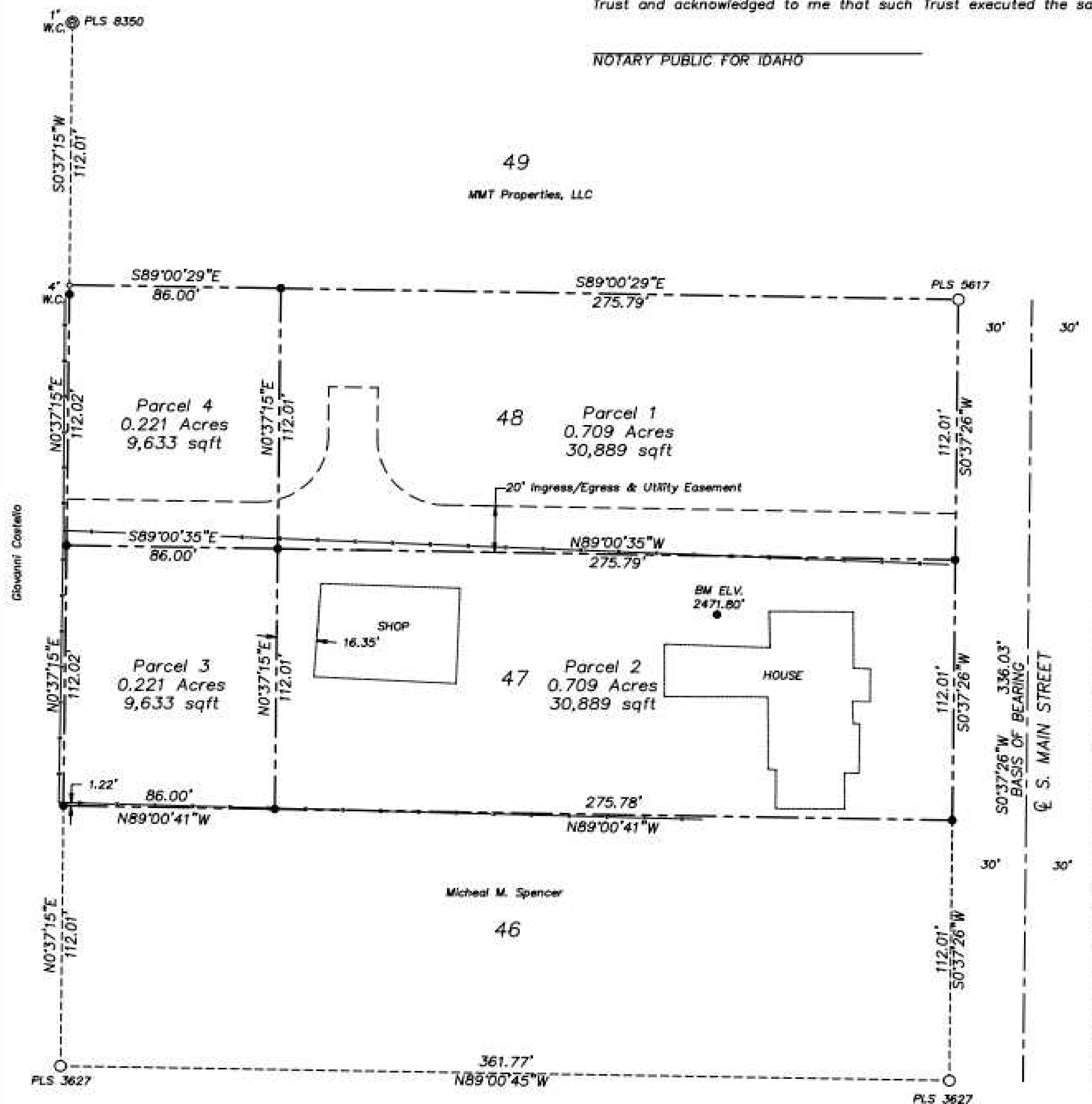
Drawn By: ZCL

Date: Dec. 9, 2022

Surveyed By: ZCL

Job No. NVD422

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83007
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



Red Barn
341 South Main Street
Star ID 83669

CLIENT
DiAnn Lei
341 South Main Street
Star ID 83669

PROJECT
Red Barn
PROJECT NO.
245,170

ISSUE
MM/DD/YY
DRAWN BY
JL

SKINNER

A.

TOPOGRAPHIC SITE SURVEY

LOTS 47 AND 48, BLOCK 1 OF DICKSON'S SUBDIVISION,
LYING IN THE NW 1/4 NW 1/4 OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO



0' 40' 80'

Scale: 1" = 40'

LEGEND

- ⊙ 5/8" REBAR - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- CALCULATED POINT

- PROPERTY BOUNDARY LINE
- - - ORIGINAL PLATTED LOT LINE
- ROAD CENTERLINE
- x - x - FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE DITCH
- TOP OF BANK
- OVERHEAD POWER
- WATER LINE
- SEWER LINE
- 12" DIAMETER IRRIGATION CULVERT
- W.C. WITNESS CORNER
- CONCRETE IRRIGATION BOX

BASE FLOOD ELEVATION NOTE:

The base flood elevation rises in a consistent manner from West to East, ascending from 2670.6' at the western end of the property to 2671.3' at the eastern end.

Surveyor's Narrative:

This survey was performed at the request of the Lei Family Living Trust to the divide the lots described in the reference deeds. The property is currently zoned R-1 by the City of Star. Existing lot corners were located and held as shown. Platted distances were proportioned with shot distances. This resulted in lots that closely matched original sizes. The lots were then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83(2011)(Epoch2010.0) datum and elevations are NAVD88(Geoid18). All bearings shown are on grid azimuth and all distances are ground at project elevation.

Reference Surveys:

Inst. No. 100029433, ROS No. 4952
Inst. No. 2020151392, ROS No. 12584
Inst. No. 99057785, ROS No. 4649
Inst. No. 2021170284, ROS No. 13163
Inst. No. 97096367, ROS No. 4066
Inst. No. 94026291, ROS No. 2807
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Inst. No. 113098241, ROS No. 9532
Inst. No. 108038809, ROS No. 8258

Dickson's Subdivision
Book 3, Page 133

Reference Deed:

Inst. No. 2021168333
Inst. No. 2021110106



INDEX No. 414-17-4-4-0-03-133

SURVEY FOR:

JONATHAN & DIANN LEI

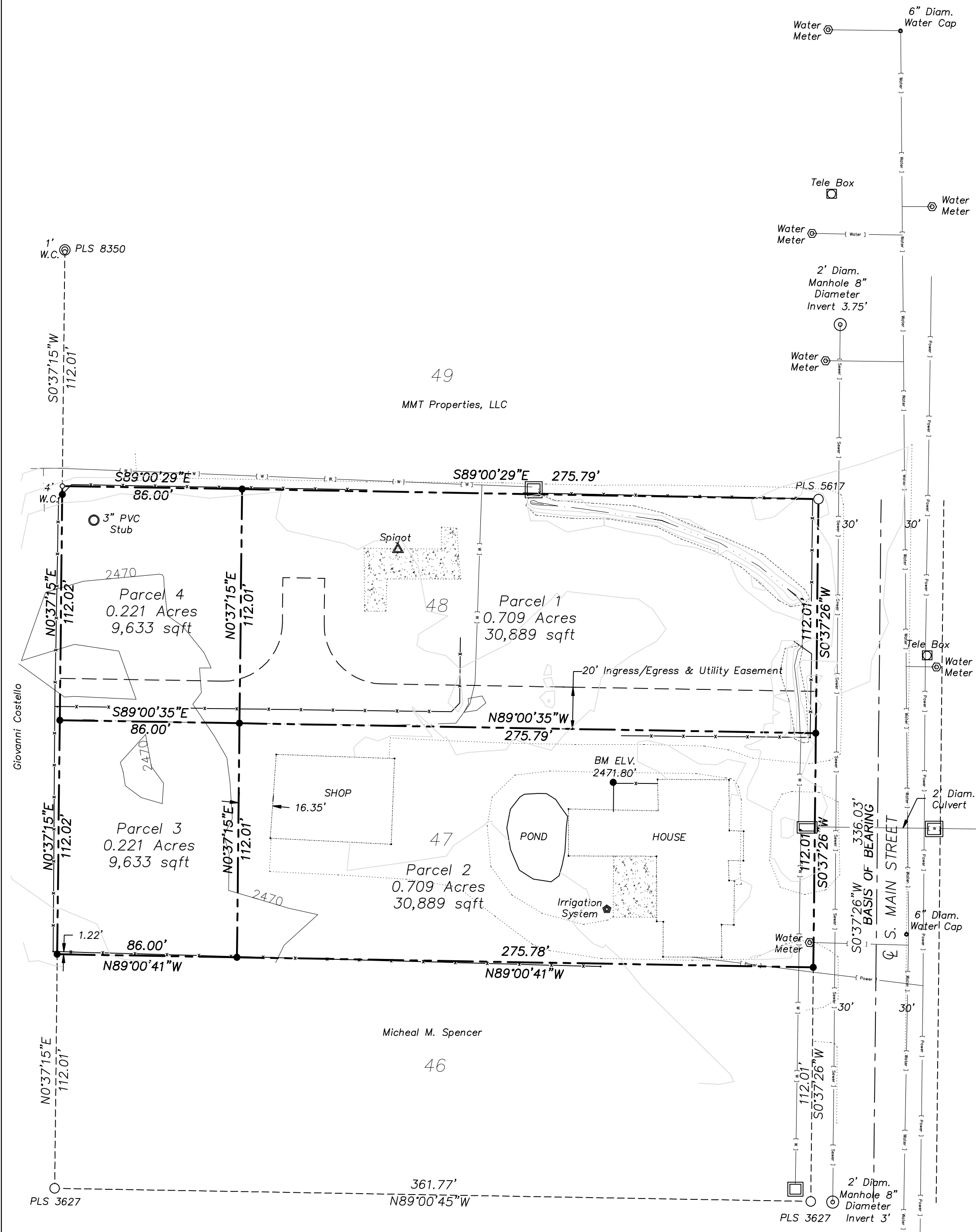
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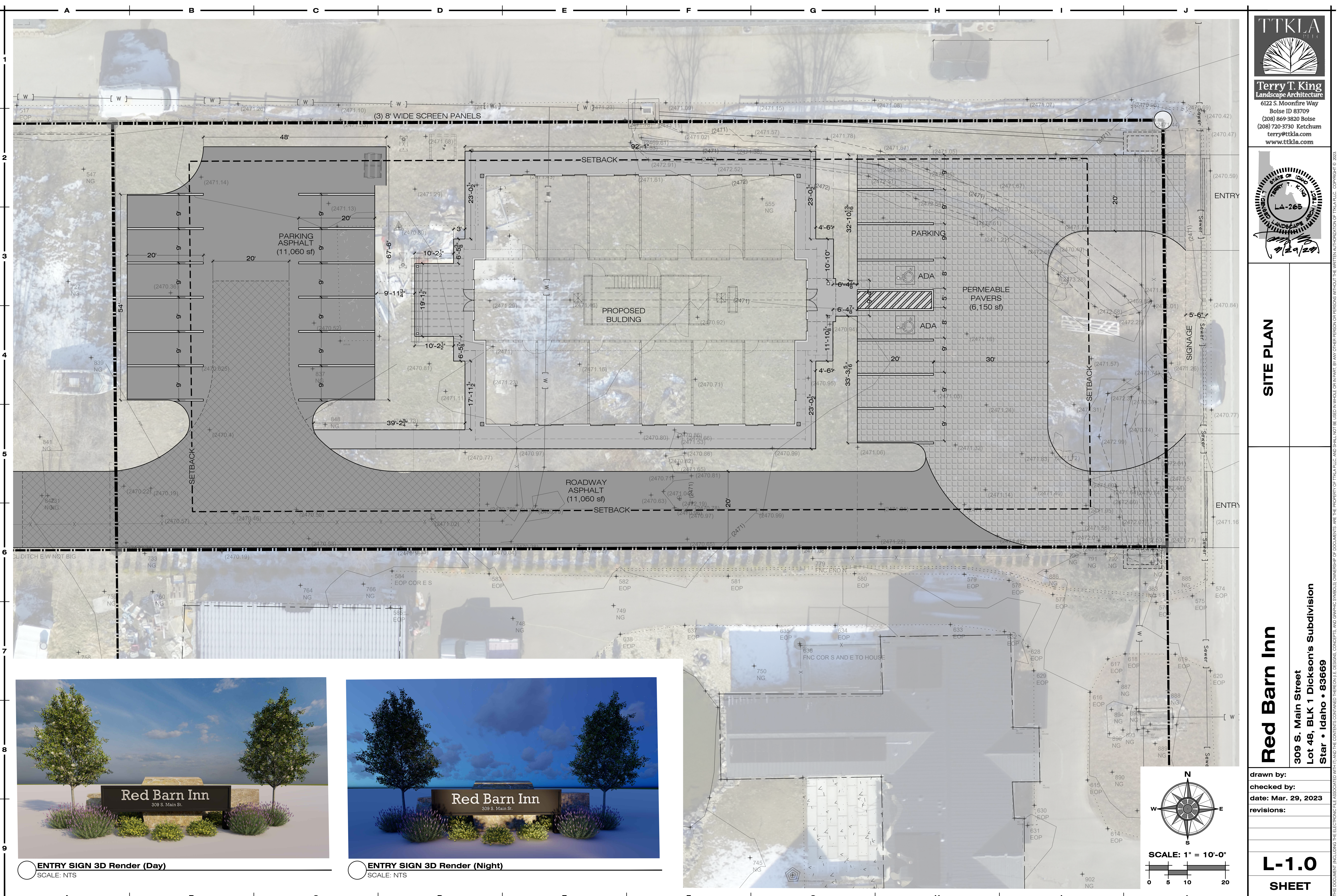
Date: Jan. 31, 2023

Surveyed By: ZCL

Job No. JA0323

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

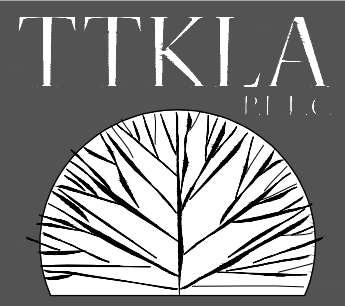




ENTRY SIGN 3D Render (Day)
SCALE: NTS



ENTRY SIGN 3D Render (Night)
SCALE: NTS



Terry T. King
Landscape Architecture
6122 S. Moonfire Way
Boise ID 83709
(208) 869-3820 Boise
(208) 720-3730 Ketchum
terry@ttkla.com
www.ttkla.com

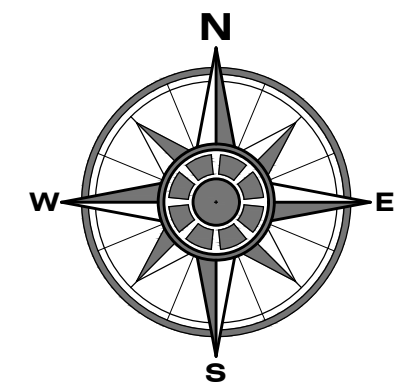


SITE PLAN

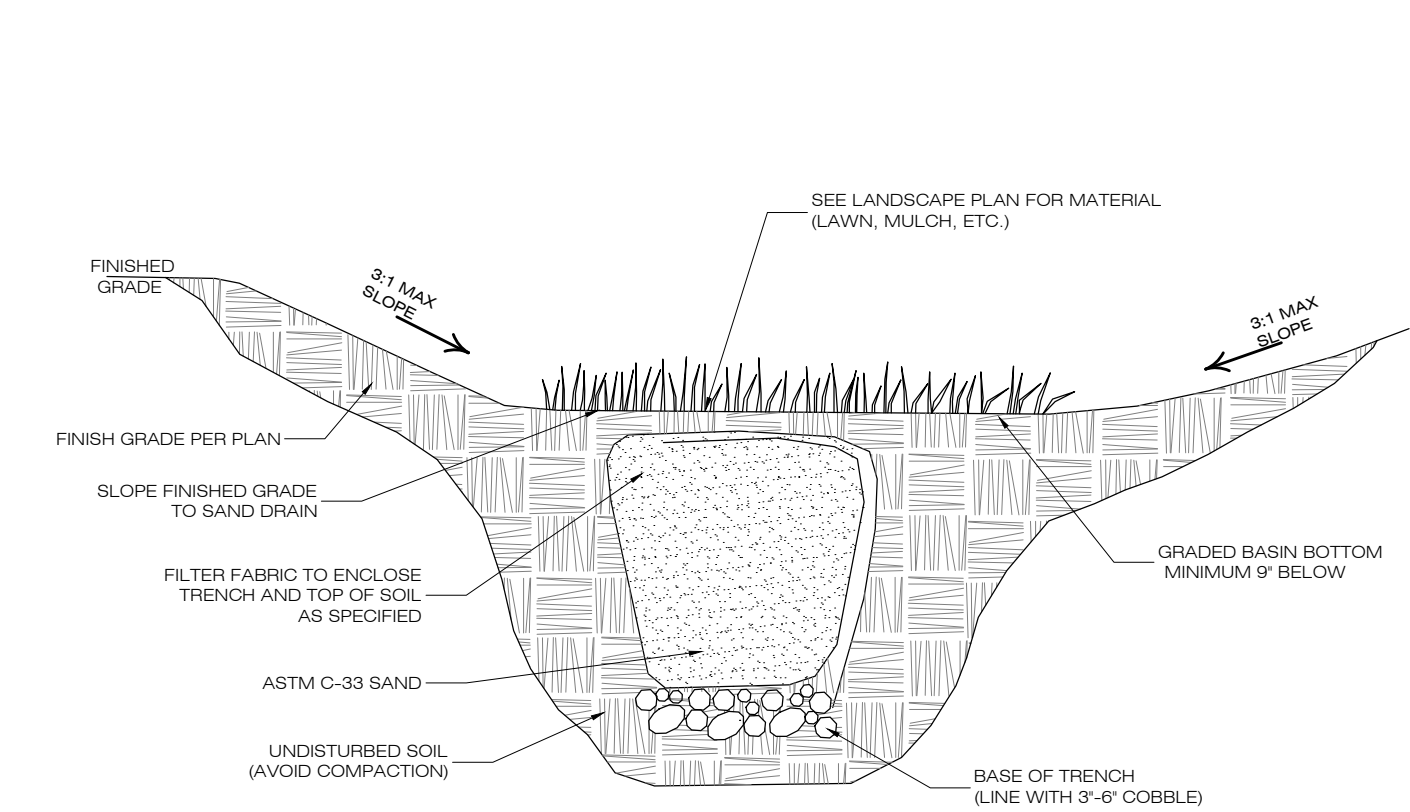
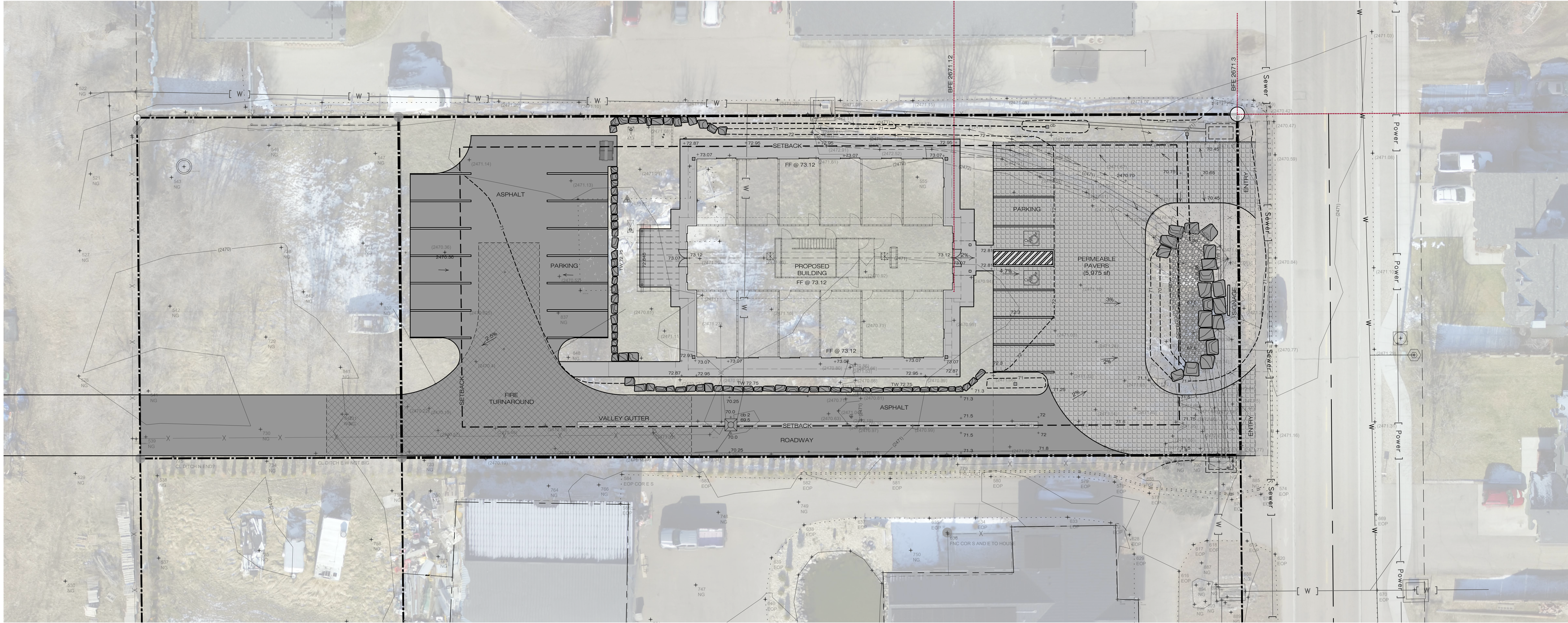
Red Barn Inn
309 S. Main Street
Lot 48, BLK 1 Dickson's Subdivision
Star • Idaho • 83669

drawn by:
checked by:
date: Mar. 29, 2023
revisions:

L-1.0
SHEET

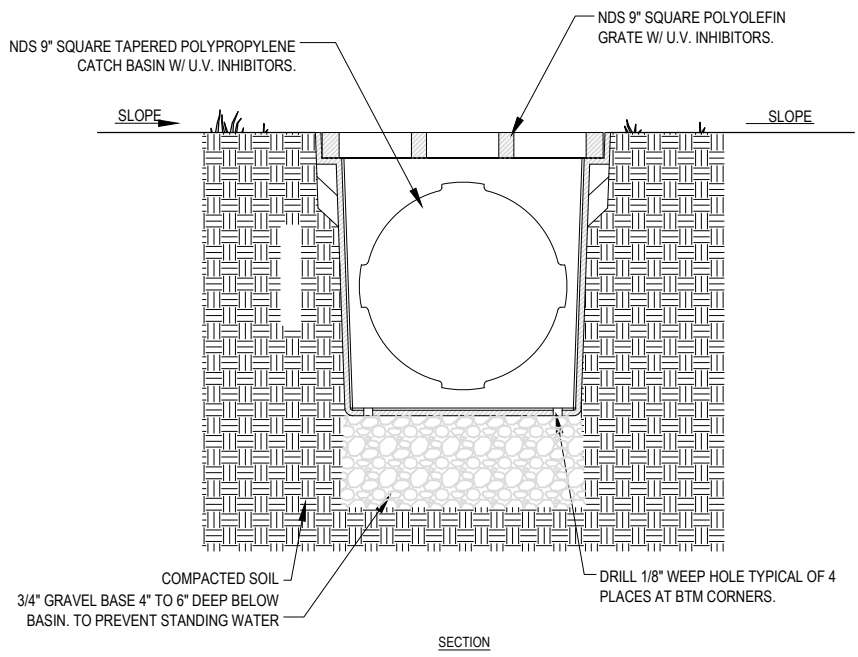


SCALE: 1" = 10'-0"
0 5 10 20



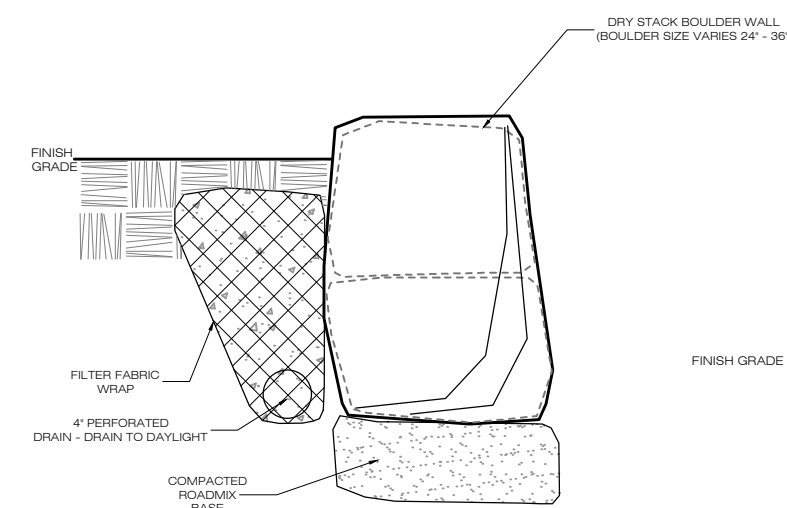
DRAINAGE SWALE DETAIL
SCALE: 1/2" = 1'-0"

- GRADING AND DRAINAGE NOTES:**
1. ALL SITE INFORMATION IS APPROXIMATE ONLY. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
 2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNIFORM GREEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
 3. SUBGRADE SHALL BE INSPECTED BY THE PROJECT ENGINEER RESPONSIBLE FOR THE GEOTECHNICAL ASPECTS OF THE PROJECT PRIOR TO INSTALLATION OF THE FOOTINGS OR SLABS.
 4. FINAL GRADING SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT. PRIOR TO OCCUPANCY, THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL GRADING ACTIVITIES FOR COMPLIANCE WITH APPROVED PLANS. A SUMMARY OF THIS GRADING EVALUATION AND COMPLIANCE DETERMINATION SHALL BE SENT TO THE PSDS. ANY REVISIONS OF THE APPROVED GRADING PLAN MUST BE APPROVED BY BOTH THE LANDSCAPE ARCHITECT AND THE PSDS. IF THE GRADING DIFFERS FROM WHAT WAS ORIGINALLY APPROVES, A REVISED GRADING PLAN SHALL BE SUBMITTED AND APPROVES BEFORE ANY MODIFIED GRADING IS UNDERTAKEN.
 5. ALL SITE DRAINAGE WILL BE DIRECTED AWAY FROM THE FOUNDATION INTO DRAINAGE SWALES OR SUBSURFACE FRENCH DRAINS. ALL DRAINAGE TO DAYLIGHT. SEE PLAN FOR LOCATIONS.
 6. DRAINAGE TRENCHES ARE NOT DEEPER THAN THEIR LONGEST SURFACE DIMENSION.
 7. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
 8. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
 9. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.

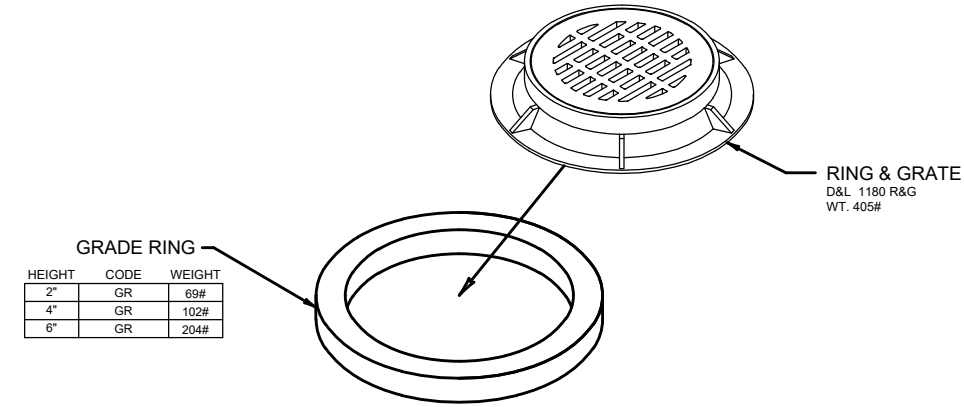


- NOTES:**
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 2. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

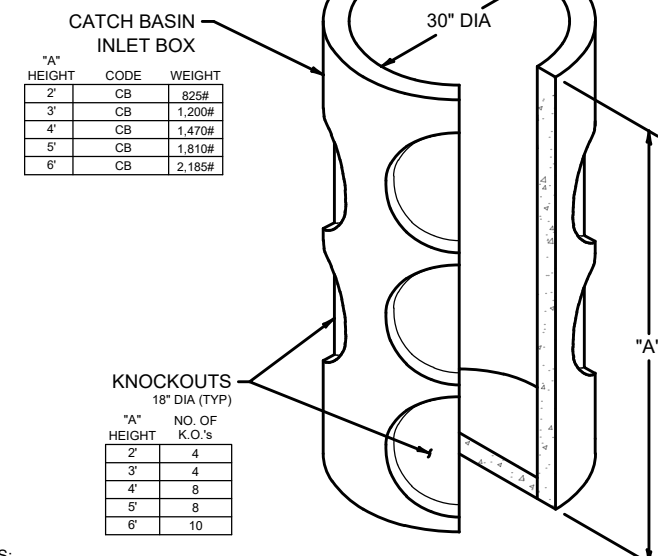
NDS SQUARE CATCH BASIN
SCALE: 1/2" = 1'-0"



BOULDER WALL DETAIL
SCALE: 1/2" = 1'-0"



HEIGHT	CODE	WEIGHT
2"	GS	1,050
4"	GS	1,050
6"	GS	2,040



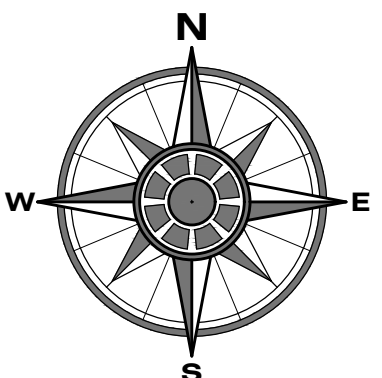
HEIGHT	CODE	WEIGHT
2"	CB	850
4"	CB	1,350
6"	CB	1,450
8"	CB	1,850
10"	CB	2,150

- NOTES:**
1. AVAILABLE WITH OR WITHOUT FLOOR.
 2. FOR OPTIONAL ACCESSORIES CHECK FOLLOWING PAGES (CB113 & CB133).
 3. FOR OPTIONAL ACCESSORIES CHECK ACCESSORIES / HARDWARE SECTION.

AMCOR CATCH BASIN
SCALE: 3/8" = 1'-0"

GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATIONS - FINISH GRADE
- EXISTING SPOT ELEVATION
- GS 37 GARAGE SLAB ELEVATION
- CATCH BASIN #1
- CATCH BASIN #2
- SOLID DRAINLINE
- TW 50 TOP OF WALL ELEVATION
- BW 45 BOTTOM OF WALL ELEVATION
- TWE 45 TOP OF EXISTING WALL
- DIRECTION OF DRAINAGE
- PERCENTAGE SLOPE
- PERFORATED DRAINLINE
- BOULDER RETAINING WALL (SEE DETAIL THIS SHEET)
- DOWNSPOUT DRAIN
- LIMIT OF DISTURBANCE
- SILT FENCE



SCALE: 1/16" = 1'-0"

0 8 16 32

TTKLA
Terry T. King
Landscape Architecture
6122 S. Moonfire Way
Boise ID 83709
(208) 869-3820 Boise
(208) 720-3730 Ketchum
terry@ttkla.com
www.ttkla.com



Grading Plan

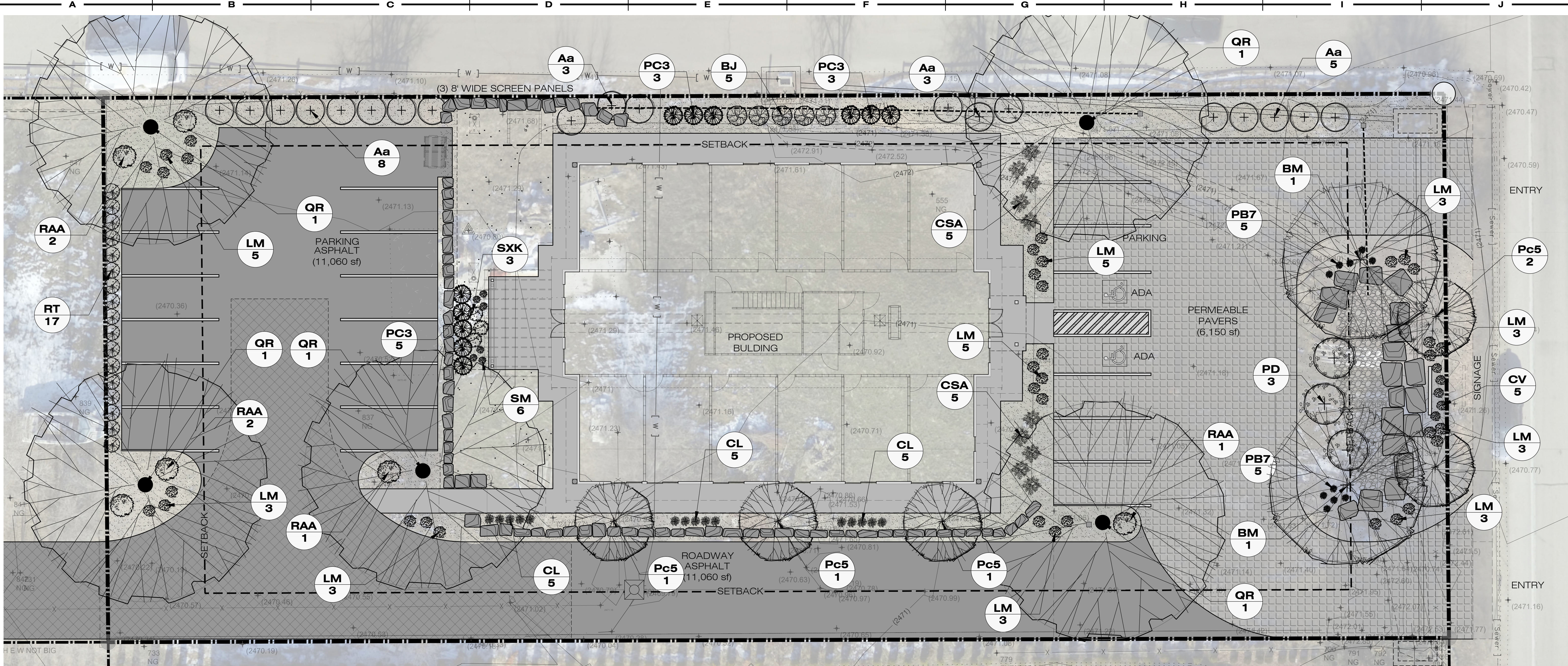
Red Barn Inn

309 S. Main Street
Lot 48, BLK 1 Dickson's Subdivision
Star • Idaho • 83669

drawn by: mo
checked by: tk
date: Mar. 31, 2023
revision:

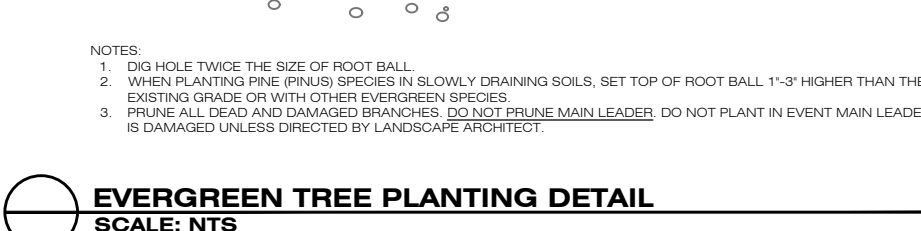
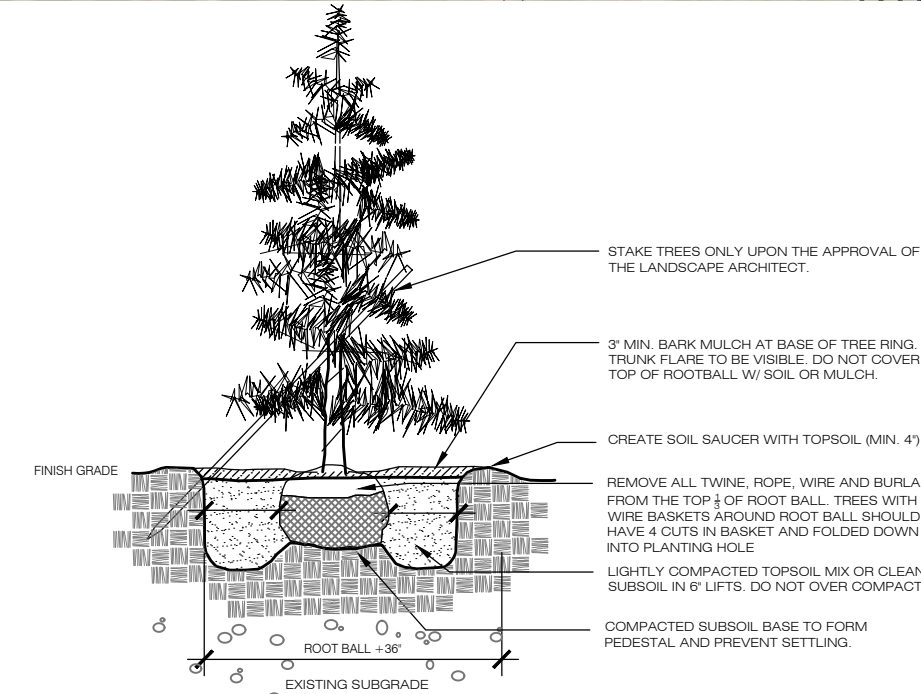
L-1.1
SHEET

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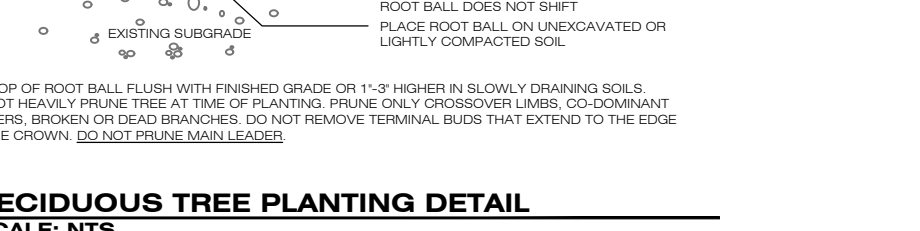
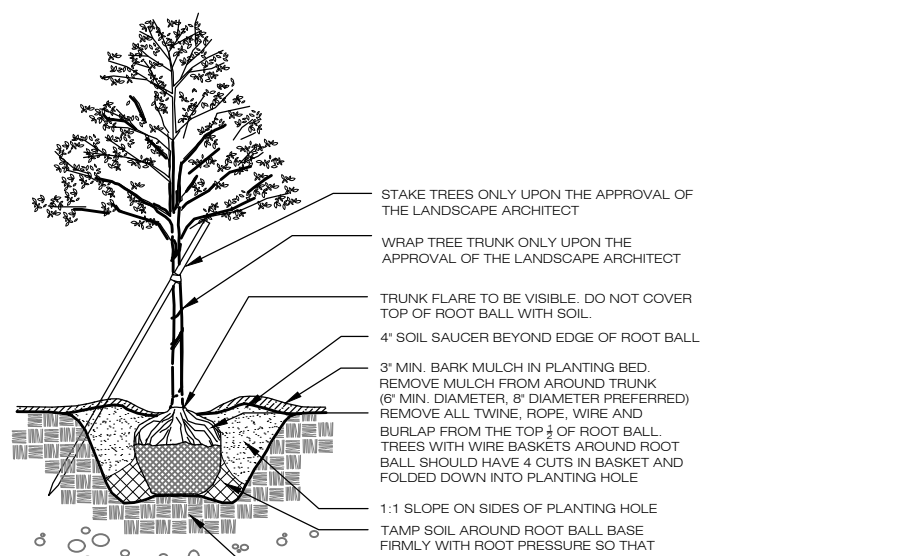
PLANT SCHEDULE MAIN

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	BM	2	Betula nigra / River Birch	2" cal.	40'-70' tall x 40'-60' wide	Part shade
	BJ	5	Betula platyphylla Jelpark / Parkland Pillar Birch	2.5" cal.	30'-40' tall x 6'-7' wide	Part shade, Full sun
	Pc5	5	Pyrus calleryana 'Cleveland Select' / Chanticleer Callery Pear	2" cal.	40'-50' tall x 15'-20' wide	Part shade, Full sun
	QR	5	Quercus rubra / Red Oak	3" cal.	50'-75' tall and wide	Part shade, Full sun
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	PC3	11	Picea abies 'Cupressina' / Spruce 'Cupressina'	8'	20' tall x 5'-6' wide	Part shade, Full sun
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	Aa	19	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	5 gal.	6'-8' tall and wide	Part shade, Full sun
	CSA	10	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal.	36'-60' tall and wide	Part shade
	PD	3	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal.	8'-10' tall and wide	Part shade
	RT	17	Rhamnus frangula 'Tallhedge' / Buckthorn - Tallhedge	5 gal.	10'-12' tall x 4' wide	
	RAA	6	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal.	12' tall x 5'-6' wide	Part shade, Full sun
	SXK	3	Symphoricarpos x 'Kolcham' / Charming Fantasy Snowberry	5 gal.	4' tall and wide	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SUN EXPOSURE
	CL	15	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	5'-6' tall x 1.5'-2' wide	Part shade, Full sun
	CV	5	Coreopsis verticillata 'Moonbeam' / Moonbeam Coreopsis	1 gal.	18"-24" tall and wide	Full sun
	LM	36	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal.	18"-24" tall and wide	Part shade, Full sun
	PB7	10	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	5 gal.	12"-18" tall and wide	Part shade, Full sun
	SM	6	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal.	18"-24" tall and wide	Part shade, Full sun



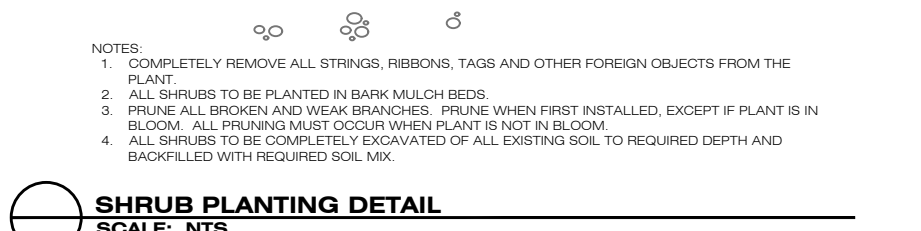
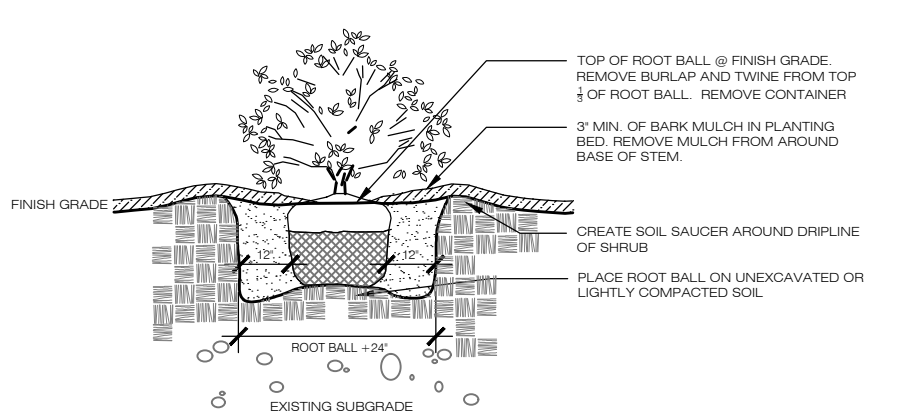
EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

	1,200 sf	LAWN KENTUCKY BLUEGRASS MIX, <i>Poa compressa</i> sp.
	1,265 sf	CRUSHED GRAVEL 1"-3" 1"-3" CRUSHED GRAVEL 1,265 s.f. - 12 yds



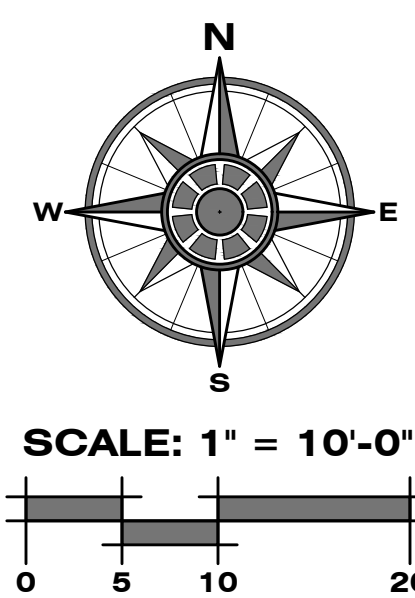
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

	4,550 sf	PLANTER BEDS 2" MIN. ROCK MULCH 2" +/- PERMA BARK OR EQUIVALENT 4,550 s.f. - 28 yds
	485 sf	LARGE RIVER ROCK 4"-6" 4"-6" RIVER ROCK BED 485 s.f. - 9 yds



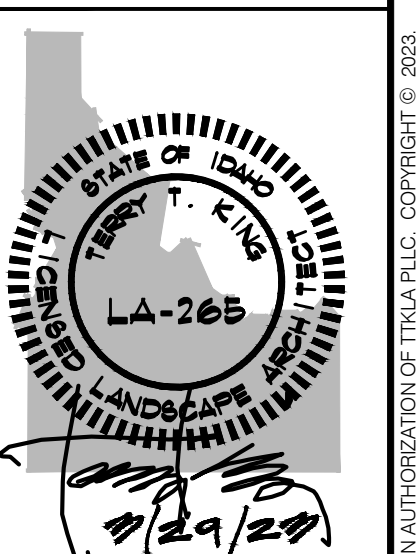
SHRUB PLANTING DETAIL
SCALE: NTS

	5,975 sf	PERMEABLE PAVERS
	82 lf	EDGING 1.5" D. 82 l.f.



TTKLA
PLLC

Terry T. King
Landscape Architecture
6122 S. Moonfire Way
Boise ID 83709
(208) 869-3820 Boise
(208) 720-3730 Ketchum
terry@ttkla.com
www.ttkla.com



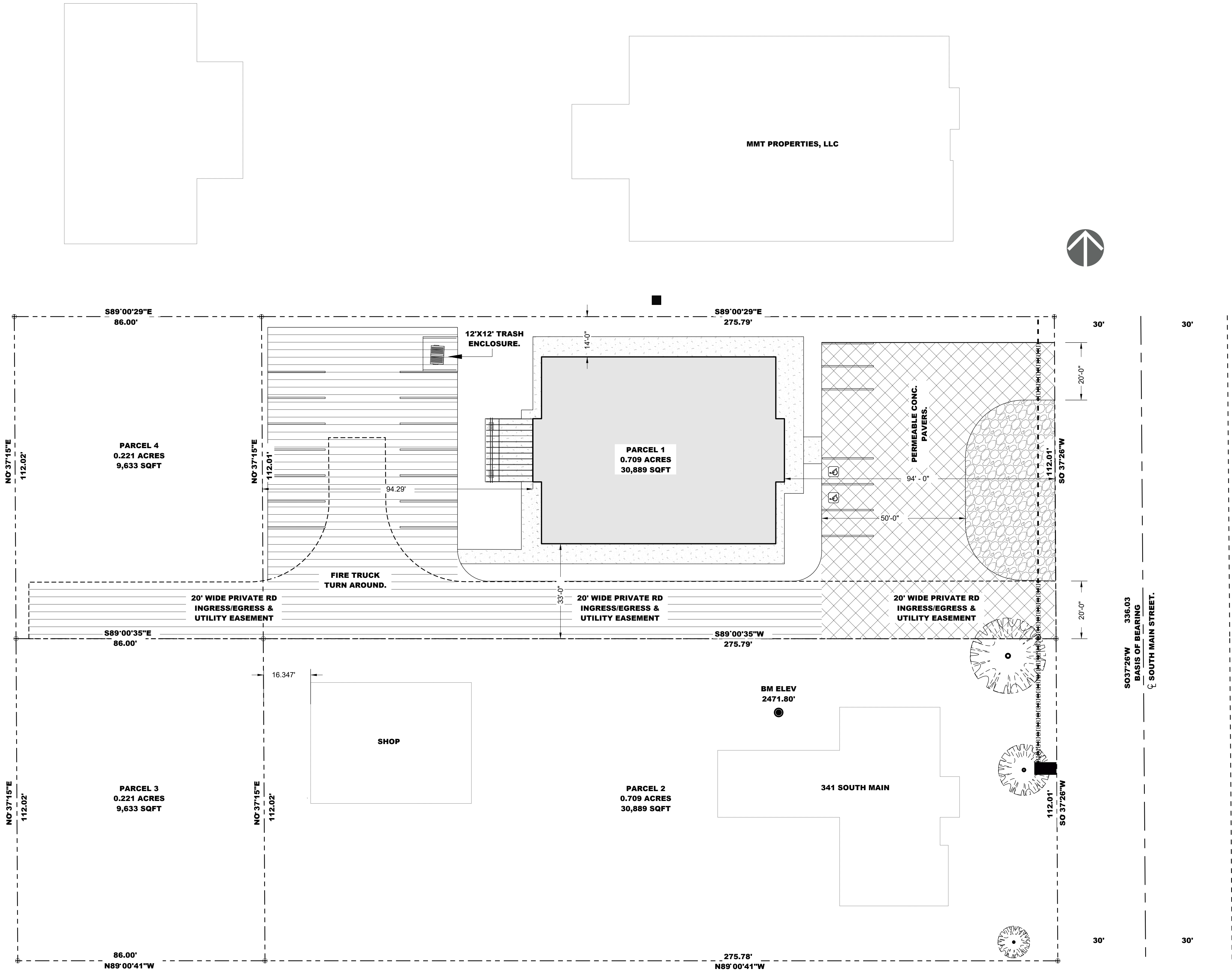
LANDSCAPE PLAN

Red Barn Inn

309 S. Main Street
Lot 48, BLK 1 Dickson's Subdivision
Star • Idaho • 83669

drawn by: mo
checked by: tk
date: Mar. 29, 2023
revisions:

L-1.2
SHEET



A SITE PLAN
A01 Scale: <Scale>

ISSUE
MM.DD.YY

DRAWN BY
JL

PROJECT
Red Barn

PROJECT NO.
245,170

CLIENT
DAnn Lei
341 South Main Street
Star ID 83669

Red Barn
341 South Main Street
Star ID 83669

SITE PLAN



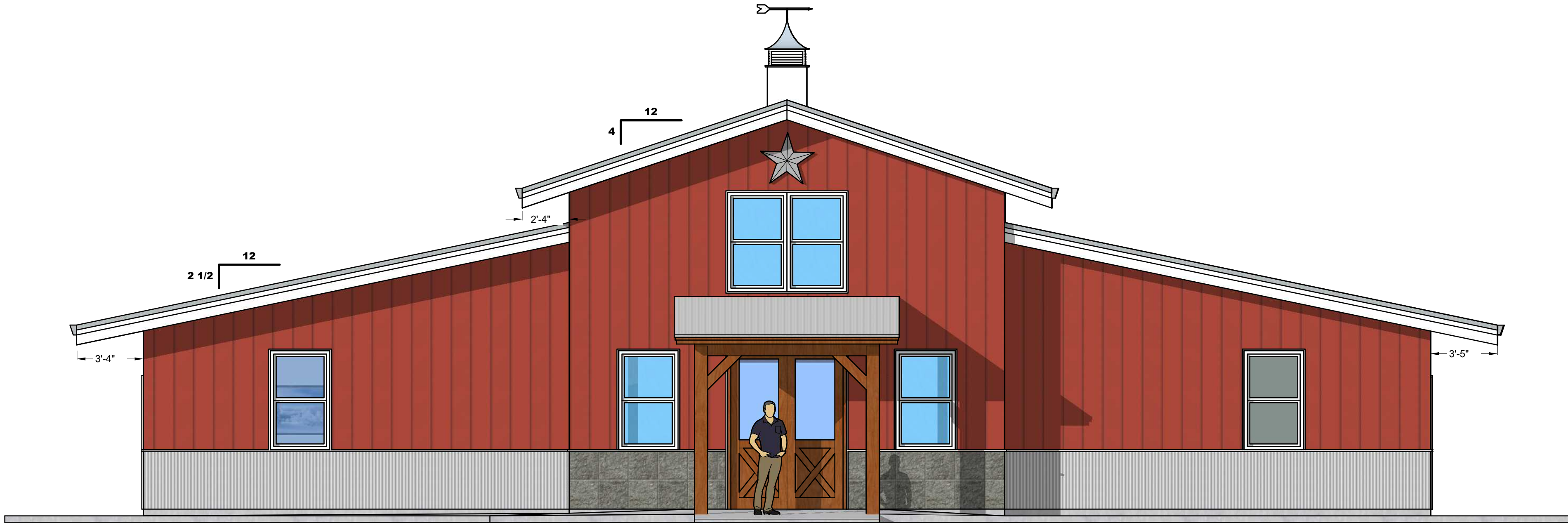
Red Barn
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CLIENT
D/Ann Lei
341 South Main Street
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PROJECT
Red Barn
PROJECT NO.
245.170

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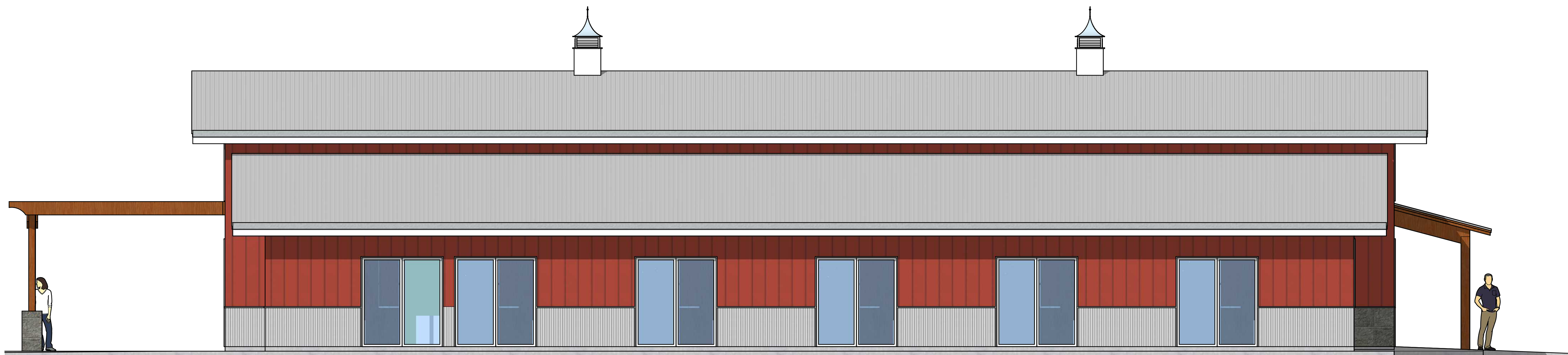
Red Barn
341 South Main Street
Star ID 83669

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JL

CRUINI & NEAN
ELEVATION



Red Barn
341 South Main Street
Star ID 83669

CLIENT
D/Ann Lei
341 South Main Street
Star ID 83669

PROJECT
Red Barn
PROJECT NO.
245,170

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JL

LEI & NIGHI
ELEVATION



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone/OTD # RZ-23-02/DA-23-03
Conditional/Accessory Use # CU-23-04
Preliminary / Final / Short Plat _____
Development Name/Section City of Star CDH File # _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☒ 13. We will require plans be submitted for a plan review for any:
☒ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: Rowan

Date: 4/13/23

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 7, 2023

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

Subject: Red Barn Inn - Rezone Application, Development Agreement, Conditional Use Permit

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.

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,



Aaron Scheff
Regional Administrator

c:

2021AEK

**Project/File: Red Barn Inn/ STAR23-0006/ RZ-23-02/ DA-23-03/ CU-23-04**

This is an annexation and rezone with a development agreement with the City of Star and a conditional use application to construct The Red Barn Inn on 0.929 acres.

Lead Agency: City of Star

Site address: 309 S Main Street

Staff Approval: April 20, 2023

Applicant: Jon and DiAnn Lei
341 S Main Street
Star, ID 83669

Representative: Terry King
Terry T King Landscape Architecture
6122 S Moonfire Way
Meridian, ID 83709

Staff Contact: Renata Ball-Hamilton
Phone: 387-6171
E-mail: rball@achdidaho.org

Vicinity Map



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and rezone from R4 (Estate Urban Residential) to CBD (Central Business District) zoning designation, and a development agreement with the City of Star with a conditional use permit to build The Red Barn Inn, a 5,561 Square foot, 12 room motel (including a guest lobby, buffet kitchen, large dining room and outdoor patio with seating under a wooden pergola) on 0.929 acres.

The applicant's proposal is consistent with the City of Star's comprehensive plan which designates this area as the Central Business District.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Central Business District & Estate Urban Residential	CBD & R-4
South	Estate Urban Residential	R-4
East	Estate Urban Residential	R-4
West	Low Density Residential	R-1

- Site History:** ACHD has not previously reviewed this site for a development application.

- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges, or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
8. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Main Street as an existing Level 2 facility.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 96 additional vehicle trips per day; 7 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Main Street	113-feet	Local	27	N/A

3. **Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Main Street north of Moss creek Lane was 633 on April 20, 2022.

C. Findings for Consideration

1. Main Street

- a. **Existing Conditions:** Main Street is improved with 2-travel lanes, 33-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 60-feet of right-of-way for Main Street (30-feet from centerline).

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features

required through development. This segment of Main Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50 to 70-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to improve Main Street with the construction of curb, gutter, and 7-foot wide attached concrete sidewalk on Main Street abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. The applicant should be required to complete Main Street as a 36-foot wide collector street section with vertical curb, gutter, and 7-foot wide attached concrete sidewalk abutting the site.

The applicant should provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. Driveways

2.1 Main Street

- a. **Existing Conditions:** There is an existing 11-foot wide unpaved gated driveway from the site onto Main Street located 1,013-feet south of State Highway 44/ State Street.

- b. **Policy:**

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

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

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

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

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

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

- c. **Applicant's Proposal:** The applicant is proposing to close the 11-foot wide unpaved gated driveway from the site onto Main Street located 1,013-feet south of State Highway 44/ State Street with vertical curb, gutter, and 7-foot wide concrete sidewalk.

The applicant is proposing to construct two 20-foot wide curb-cut type driveways onto Main Street with an extended concrete apron from the proposed 7-foot sidewalk to the property line. The driveways are proposed to be located approximately 966-feet south of State Highway 44/ State Street and 1,071-feet south of State Highway 44/ State Street (measured centerline to centerline). The driveways are proposed to create a "U" shaped driveway.

The applicant is proposing permeable pavers within the driveways, located outside of the right-of-way.

- d. **Staff Comments/Recommendations:** The applicant's proposals and permeable pavers within the driveways, located outside of the right-of-way.

The location and width of the proposed driveways are approved as proposed. The driveways should be constructed as curb return type driveways. Pavers are not allowed within ACHD right-of-way.

3. **Tree Planters**

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

4. **Landscaping**

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

5. **Other Access**

Main Street is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway.

D. Site Specific Conditions of Approval

1. Improve Main Street as half of a 36-foot wide collector street section with vertical curb, gutter, and a 7-foot wide attached concrete sidewalk abutting the site, as proposed.
2. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
3. Close the existing 11-foot wide unpaved gated driveway from the site onto Main Street located 1,013-feet south of State Highway 44/ State Street with vertical curb, gutter, and 7-foot wide attached concrete sidewalk.

4. Construct two 20-foot wide curb-return type driveways with an extended concrete apron from the proposed 7-foot sidewalk to the property line. Driveways to be located approximately 966-feet south of State Highway 44/ State Street and 1,071-feet south of State Highway 44/ State Street. Pave both driveways with concrete their full width and at least 30-feet into the site beyond the edge of pavement of Main Street. Locate the permeable pavers as proposed within the driveways, outside of the right-of-way.
5. Other than the access specifically approved with this application, direct lot access is prohibited to Main Street.
6. civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Payment of impact fees is due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

E. 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 Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA 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 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized

representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

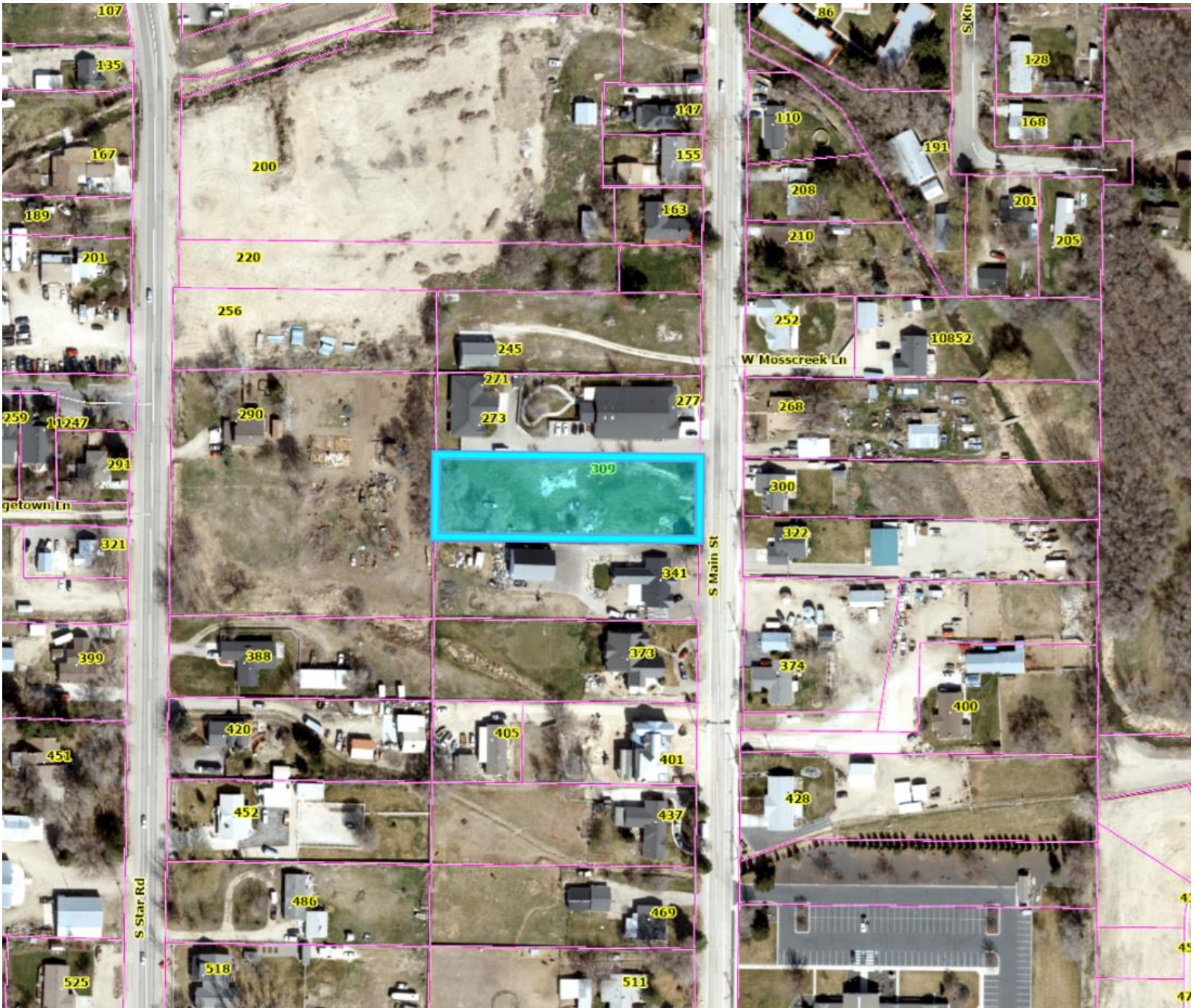
F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



Site plan showing the proposed building, parking areas, and setbacks. The plan includes a central 'PROPOSED BUILDING' with a 'SETBACK' line. To the left is a 'PARKING ASPHALT (11,060 sf)' area. To the right is a 'PERMEABLE PAVEMENT (6,150 sf)' area. The plan includes various setbacks, easements, and property lines. A 'ROADWAY ASPHALT (11,060 sf)' area is shown at the bottom. The plan is labeled with dimensions and area calculations.

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD.
- ☒ The ACHD **Planning Review Section** will receive the development application to review.
- ☒ The **Planning Review Section** will do one of the following:
 - ☐ Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend, or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.