



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** May 6, 2025 – PUBLIC HEARING

**FILE(S) #:** PUD-24-01 – Planned Unit Development  
DA-MOD-21-19 – Development Agreement  
PP-24-06 – Preliminary Plat for **Hacienda de Estrella Subdivision**

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Representative:**

Becky Yzaguirre  
Ardurra  
2471 S. Titanium Place  
Meridian, Idaho 83642

**Owner:**

Richmond Heights LLC  
P.O. Box 140298  
Boise, Idaho 83714

### REQUEST

**Request:** The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 38 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres.

### PROPERTY INFORMATION

**Property Location:** The subject property is located on the southwest corner of State Hwy 44 and Bent Lane. Canyon County Parcel No's. R3401000000 & R3401001200.



**Surrounding Land Use/Designations:**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Commercial (C-2-PUD-DA)	Commercial	Vacant Ground
<b>Proposed</b>	Commercial (C-2-PUD-DA)	Commercial	Commercial and Residential
<b>North of site</b>	Mixed Use (MU)	Commercial/Industrial Corridor	Agricultural Residential
<b>South of site</b>	Residential (R-2 & R-5)	Estate Urban Residential	Star River Ranch & Legado Subdivisions
<b>East of site</b>	Commercial (C-2-DA) Residential (R-5) Agricultural (County)	Commercial/Industrial Corridor/Estate Urban Residential	Agricultural Residential
<b>West of site</b>	Residential (R-2-DA) Commercial (C-2-PUD-DA)	Estate Urban Residential/Commercial Industrial Corridor	Sorano Estates Subdivision

**Existing Site Characteristics:** The property is currently vacant.

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

**Flood Zone:** This property is currently located in a Special Flood Hazard Area.  
*FEMA FIRM Panel Number:* 16027C0259G  
*Effective Date:* 6/07/2019  
*Flood Zone:* AE

**Special On-Site Features:**

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – Yes (Zone AE).
- ★ Mature Trees – None.
- ★ Riparian Vegetation – No.
- ★ Steep Slopes – None.
- ★ Stream/Creek – None.
- ★ 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.



- ★ Historical Assets – No historical assets have been observed.
- ★ Wildlife Habitat – No known sensitive wildlife habitat observed.

### APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 1, 2024
Neighborhood Meeting Held	May 13, 2024
Application Submitted & Fees Paid	July 2, 2024
Application Accepted	July 24, 2024
Residents within 300' Notified	April 21, 2025
Agencies Notified	July 24, 2024
Legal Notice Published	April 19, 2025
Property Posted	April 17, 2025

### HISTORY

August 17, 2021	Council approved applications for Annexation and Zoning (AZ-21-13), Development Agreement (DA-21-19) and Conditional Use Permit (CUP-21-04) for Grace Assisted Living Facility. The property was zoned commercial (C-2-DA).
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### ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

#### UNIFIED DEVELOPMENT CODE:

#### 8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

MIXED USE DEVELOPMENT: The development of a tract of land which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural. See also definition of Multiple Use Building and Live/Work Unit.

PLANNED UNIT DEVELOPMENT (PUD): Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and



preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

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

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

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

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

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

### **8-3A-3: USES WITHIN ZONING DISTRICTS**

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



<b><u>ZONING DISTRICT USES</u></b>	<b>C-1</b>		<b>C-1</b>
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex <sup>1</sup>	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P



	<b>C-1</b>		<b>C-1</b>
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/ Commercial	N



	<b>C-1</b>		<b>C-1</b>
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) <sup>1</sup>	P		



	<b>C-1</b>	
Vehicle wrecking, junk or salvage yard <sup>1</sup>	N	
Veterinarian office	P	
Vineyard	N	
Warehouse and storage	N	
Wholesale sales	P	
Winery	N	
Wireless communication facility 1	C	
Woodworking shop	N	

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

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

#### Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.



### 8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
  1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.



**8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:**



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
  3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
  4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
  5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
  - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans



- c. 101 and over units = minimum of 10 architectural styles and/or floorplans

- 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

#### **8-3C-1: ALL COMMERCIAL AND OFFICE DISTRICTS:**

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.
- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.
- F. Site Improvements:
  - 1) Prior to any ground disturbance for any commercial, industrial or other non-residential buildings, a Commercial Site Improvements application shall be submitted to the City for approval by the City Engineer. This shall include any new site development initiated prior to a City Building permit.
  - 2) In any development that requires a traffic signal as part of the approval process, the applicant shall be responsible for providing an Emergency Opticom System to the intersection.



- 3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
  - a. Application shall include compliance with Section 8-4A-8 and 8-4A-11 of this ordinance.
  - b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations. Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.
  - c. Electronic file of all application materials in original .pdf format shall be submitted with the application on a thumb drive.
- 4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

#### **8-3G-1: ARCHITECTURAL OVERLAY DISTRICT:**

- A. An Architectural Overlay District boundary is all of the existing Central Business District north of the Boise River, and approximately 750' on either side of SH-44 from city limit to city limit, and Star Road from the Boise River north, and including all future annexations within this area. This shall also include all other non-residential zoned uses and properties throughout the City. Single-family dwellings that are part of an approved PUD or Conditional Use Permit shall comply with this section.
- B. Architectural Overlay District includes the entirety of the South of the River Area Plan.



- C. The "STAR DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER" (the Guidelines), is adopted through this ordinance. It may be amended from time to time by a Resolution of the Star City Council and shall be used within the Architectural Overlay District.
- D. If the Architectural Overlay District Guidelines conflict with other parts of the City of Star code, the Architectural Overlay District Guidelines shall be used.

#### **8-4A-21: MAILBOXES:**

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



#### **8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:**

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

#### **8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:**

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
2. Each development is required to have at least one site amenity.



3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each



residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open-style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
  - a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
  - b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 10% qualified usable space.
  - e. RV parking for the use of the residents within the development.
  - f. School and/or Fire station sites if accepted by the district.



g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

#### 6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

### **8-6A-3: PRELIMINARY PLAT PROCESS**

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved



access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
  - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
  - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
  - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
  - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
  - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
  - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
  - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater



than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;

- h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
  - i. Any flood zone information including FEMA FIRM panels;
  - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
  - k. Phasing plan showing all proposed phases of the development;
  - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
  - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
  - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
  - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
  - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
  - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
  - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
  - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
  - b. Colored site plan and renderings of a subdivision detailing residential lot



locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

## **PLANNED UNIT DEVELOPMENT**

### **8-7-1: PURPOSE:**

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

1. Preserves natural, scenic and historic features of major importance;
2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.
4. Master planning of large acreages that include a variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

### **8-7-2: APPLICABILITY:**

A planned unit development can be developed in any district. A PUD must have both commercial and a variety of residential components in order to qualify.



### **8-7-3: PROCESS:**

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to the administrator.

1. At the discretion of the administrator, designee or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.

2. A site amenity plan shall be provided with the planned unit development application.

C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.

D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

### **8-7-4: STANDARDS:**

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire-sprinkled homes.

2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at



the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

#### C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for in-fill development, including, but not limited to the following:

1. The council may allow up to a twenty-five percent (25%) increase in the density permitted for



the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.

2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.

E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional 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, or phasing, of the uses.
3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
4. Designate the exact location and nature of the use and the property development.
5. Require the provision for on site or off-site public facilities or services.
6. Require more restrictive standards than those generally required in this title.
7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

#### **8-7-5: REQUIRED FINDINGS:**

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon



existing transportation and other public services in the surrounding area.

E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

F. The proposal complies with the density and use standards requirements in accord with his title.

G. The amenities provided are appropriate in number and scale to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

#### **8-7-6: TIME LIMITATIONS:**

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

#### **8-7-7: MODIFICATIONS:**

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

#### **8-5-27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:**

A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.

B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.

C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.

D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.

E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

#### **COMPREHENSIVE PLAN:**

##### **8.2.3 Land Use Map Designations:**



## Commercial

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

## Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

### 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.



#### 8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

#### 8.5.9 Additional Land Use Component Policies:

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



## 18.4 Implementation Policies:

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

<b>PROJECT OVERVIEW</b> <b>COMPREHENSIVE PLAN &amp; DEVELOPMENT CODE COMPLIANCE</b>
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### PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT:

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including, single family attached residential, live-work and neighborhood commercial. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. **Within the existing C-2 zoning district, the proposed non-conforming land uses (attached residential and live/work) will make up 3.05 acres (21.42%) of the total development.**

The Planned Unit Development overall master plan consists of 46 residential units including 38 single-family attached dwellings, 8 live/work units and 5 commercial lots, with multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

**Single-Family Attached:** 38 units

2,725 to 2,727 square feet (average lot dimensions: (27' x 101')

**Live/Work Units:** 8 units

2,490 to 2,739 square feet (average dimensions: (30' x 83')

**Commercial Lots:** 5 lots

20,382 to 48,655 square feet



### **Proposed Setbacks:**

Code Requirement	Front Yard Setback - 15' to living area/side load garage 20' to garage face	Rear Yard Setback – 15'	Interior Side Yard Setback 7.5'	Street Side Yard Setback 20'
Requested Setback	20' to living area/side 20' garage face Zero-Lot-Lines for Attached Units	10'	5' (10' between Buildings)	20'

Council originally approved 0-lot line side yard setbacks for the Grace Assisted Living residential units. This is recorded in the DA (**see attached exhibit**). Any additional variations will need to be included in the requested Development Agreement Modification.

**The Star Fire District has indicated in their review letter that they would support the proposed 5' side yard setbacks (10' between buildings) without fences between buildings.**

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.

The roads in the preliminary plat will be public throughout the development. There will be three main road sections within this plat.

#### **Landruff Lane – To be built along the southern portion of the development**

This is proposed to be 47 feet from back of curb to back of curb with a 7-foot detached sidewalk. The planter strip is only 2 feet wide and does not satisfy the 8-foot requirement in Section 8-8C-1. Landruff Lane will be built by multiple developments and should be consistent in design and construction. The Sorano Estates Development to the west, is proposing the same width of pavement, but with 12-foot-wide planter strips.

#### **Bent Lane – Existing road along the eastern portion of the development to be improved**

Bent Lane will be improved on the development side by adding 13 feet of pavement along with a curb and gutter. There will also be a 7-foot detached sidewalk with an 8-foot landscape strip.

#### **Interior Local Roads – To be constructed**

The local roads are proposed to be 36 feet from back of curb to back of curb with attached 5-foot sidewalks. The attached sidewalks were not previously approved by the existing Development Agreement and will need to be approved by Council.



This property also has frontage along State Highway 44. The Applicant will be required to build an 8-foot-wide detached sidewalk with an 8-foot landscape strip. The Applicant may also bond for the sidewalk as allowed by the highway district.

**As per Highway District #4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.**

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of one (1) site amenity. The total open space within the development is 2.5 acres, or 17.56 percent of the site. The usable open space provided is 2.35 acres, or 16.50 percent. A central common area is in the center of the project consisting of 14,389 square feet. The lot includes a covered picnic area and park benches, satisfying this requirement.

**The C-2 zoned commercial lots should be limited to uses compatible with the future, adjacent residential uses. Staff is recommending that the Council consider the following C-1 uses for the future commercial.**

- **Allowed uses outright\* (principally permitted & conditional use) within the C-1 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.**

**\* Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;**
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing**



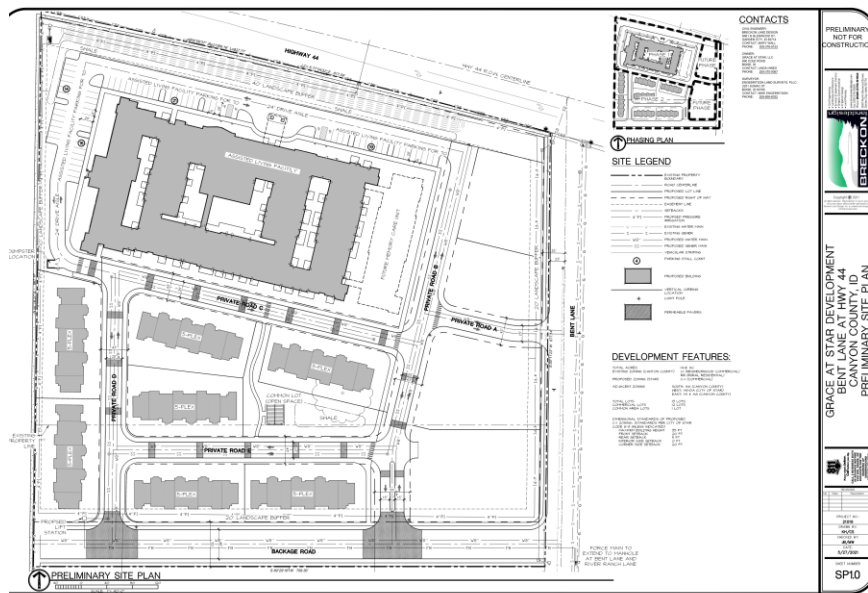
facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

#### ADDITIONAL DEVELOPMENT FEATURES:

- Lighting – Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan or design with the application packet. **The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.**
- Street Names – Applicant has provided approval from Canyon County for the proposed street names.
- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.
- Landscaping - 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. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appear to satisfy these requirements. All streets are to have street trees every 35 feet. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Block lengths – **Not all blocks meet the 750’ block length requirement and will need to be approved as a waiver through this Council action.**
- Mailbox Cluster – Applicant has received approval from Star Postmaster for the location of the mailbox clusters. **The approval letter and map do not appear to provide the same location of the cluster. The Applicant will need to confirm with Postmaster prior to installation.**
- Phasing – The Applicant is proposing the project be built in one single phase.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.



- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The applicant has submitted building elevations for review by Staff and Council. **The submitted elevations appear to satisfy UDC Section 8-3B-3 and contain a minimum of 3 architectural elements. A concept for the live/work has been submitted by the applicant. Future CZC and Design Review shall be required for all commercial and live/work buildings.**
- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- Fencing – Staff will require as a condition of approval for the applicant to provide a fencing plan showing all required and proposed fencing and/or buffering.
- **Parking – The applicant has designed the development to include additional parking for guests for the attached residential and live/work uses. This includes approximately 13 on-street parking spaces within the attached residential area of the development and an off-street parking lot containing an additional 16 parking spaces. These 29 spaces, along with a requirement for shared parking easements with the commercial lots, guarantees the availability of additional parking within the entire development.**
- **APPROVED GRACE ASSISTED LIVING SITE PLAN** – The previously approved Grace Assisted Living Facility include the mixture of commercial and residential uses:





## **DEVELOPMENT AGREEMENT (Modified):**

Through the Development Agreement process, the applicant is proposing to work with the City and, when applicable, 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:

- Proposed Setbacks (5' side yard with 10' between buildings and no fencing)
- Approved Commercial Use
- ITD Proportionate Share Fees
- Street Trees
- Shared Parking and Access Easements
- Fencing and Buffering Plan
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

### **AGENCY/DEPARTMENT RESPONSES**

ITD	August 12, 2024 (TIS Acknowledgment)
Highway District #4	February 27, 2025
Star Fire District	October 4, 2024

### **PUBLIC RESPONSES**

No public comments have been received to date.

### **STAFF ANALYSIS & RECOMMENDATIONS**

Based upon the information provided to staff in the applications and agency comments received to date, the proposed applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The Planned Unit Development, as submitted, demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. The plan is a well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community. This includes the proposal for a maximum of 25% non-conforming land uses (attached residential and live/work). The proposed maximum allowed density of 3.0 dwelling units per acre for the residential is



offset with commercial acreage and live/work units. Staff is supportive of proposed mixture of land uses and diversity in lot sizes, housing sizes and proposed density.

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. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

## 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:

### PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.  
*The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:*
  1. *Designing development projects that minimize impacts on existing adjacent properties, and*
  2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.  
*The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.*
3. There is public financial capability of supporting services for the proposed development;  
*The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.*
5. The development preserves significant natural, scenic or historic features;  
*The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.*



## PLANNED UNIT DEVELOPMENT FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.*
- B. The planned unit development preserves the significant natural, scenic and/or historic features.*
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.*
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.*
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.*
- F. The proposal complies with the density and use standards requirements in accord with chapter 3, "District Regulations", of this title.*
- G. The amenities provided are appropriate in number and scale to the proposed development.*
- H. The planned unit development is in conformance with the comprehensive plan.*

<b>CONDITIONS OF APPROVAL</b>
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### **Conditions from the Original Development Agreement.**

- Facility will have canned lighting outside on the building
- Provide a public road type access from Bent Lane between the commercial pads and a public road on the eastern north/south road. Both roads will provide a 36-foot minimum width and meet Highway District standards.
- Provide an additional 5 parking spaces in the residential portion of the development through road widening or an off-street parking lot



- The applicant shall submit a lot split/lot line adjustment application for approval to create a 70' road corridor along the southern boundary of the property. This area shall be dedicated in the future to the City of Star or Canyon Highway District #4 for the purpose of construction of a roadway as shown on the City of Star ECAMP map.
- A 6-foot site obscuring fence shall be provided along the southern side of the south collector road. This fence shall be constructed by whomever builds the roadway at the time of construction.
  - **Future Land Uses.** Exhibit B represents the currently approved land uses as presented by the owner at the time of Council approval. The owner may, at any time, request a modification to the uses within this Development Agreement, once those future uses are known. At that time, the proposed uses will be reviewed for compliance with the current City Code and Comprehensive Plan. Currently approved conditions or new conditions will be revised or added at that time based on the uses proposed.
  - **Setbacks.** The development shall follow the setbacks required in the C-2 zoning district for the Commercial and Residential Uses (approved by Council). Council approved 0-lot line side yard setbacks for the dwellings.

#### **Conditions of Approval for Current Applications**

1. The approved Preliminary Plat for the Hacienda de Estrella Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
4. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
6. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
7. **The Applicant shall confirm the location of the mail clusters prior to installation. The mailbox cluster must be covered and reasonably lit.**



8. **The Applicant shall provide an updated landscape plan showing compliance with the street tree requirements of one tree for every 35 feet. This will be required prior to signing the final plat.**
9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. 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.
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.



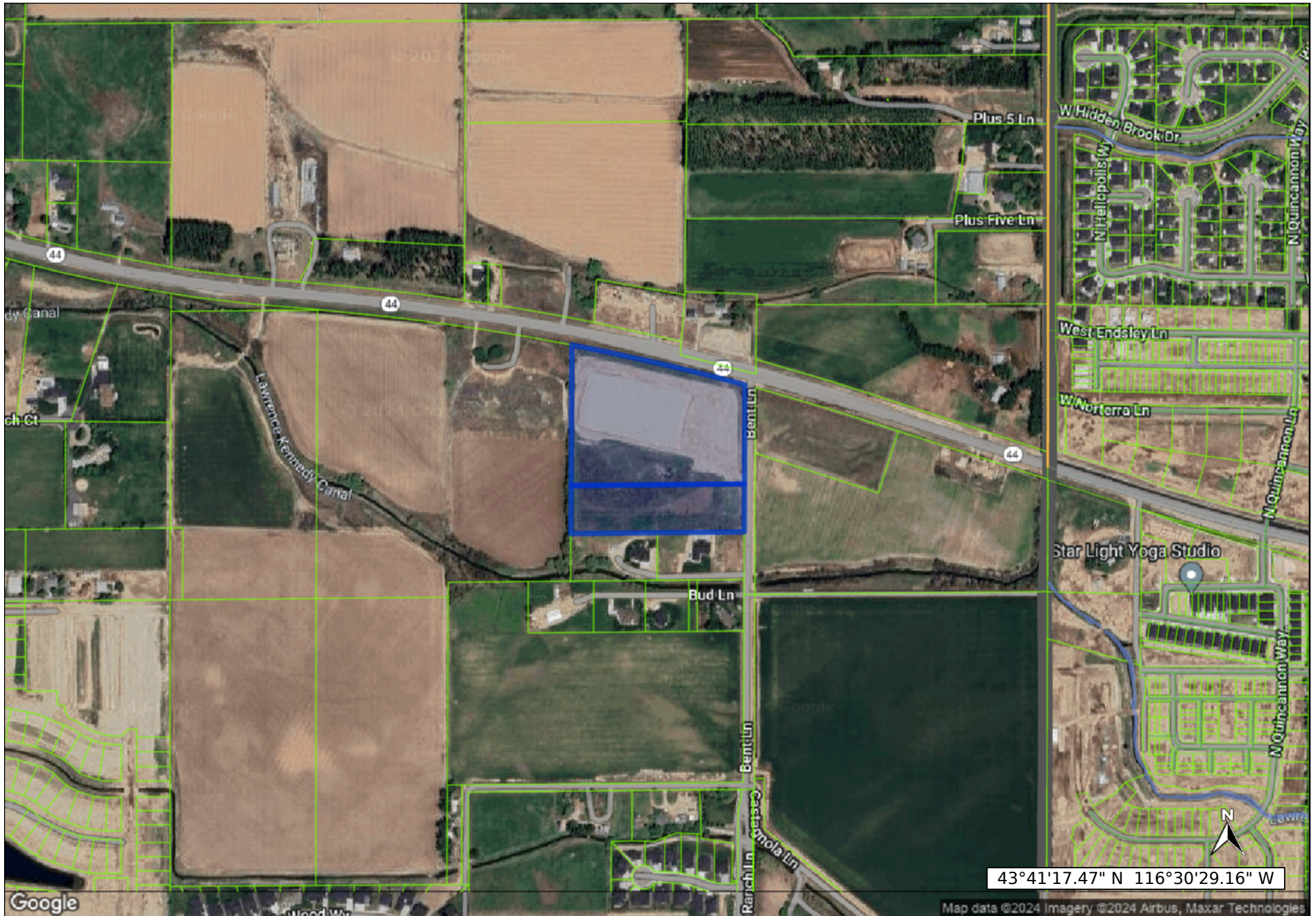
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. All common areas shall be owned and maintained by the Homeowners Association.
21. 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 home sales 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 construction.**
22. A sign application is required for any subdivision signs.
23. **Any additional Condition of Approval as required by Staff and City Council.**

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File Numbers PUD-24-01, DA-MOD-21-19 and PP-24-06 for Hacienda de Estrella Subdivision on \_\_\_\_\_ - \_\_\_\_\_, 2025.



# Vicinity Map

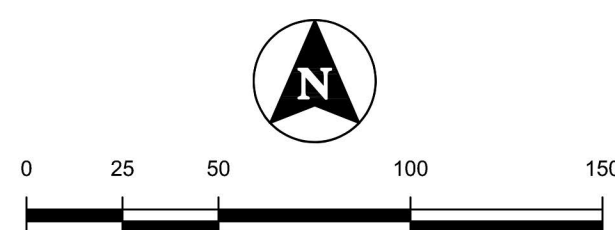






# HACIENDA DE ESTRELLA

COLOR LANDSCAPE PLAN







July 1, 2024 (updated 5-1-25)

City of Star  
10769 W State Street  
Star, ID 83669

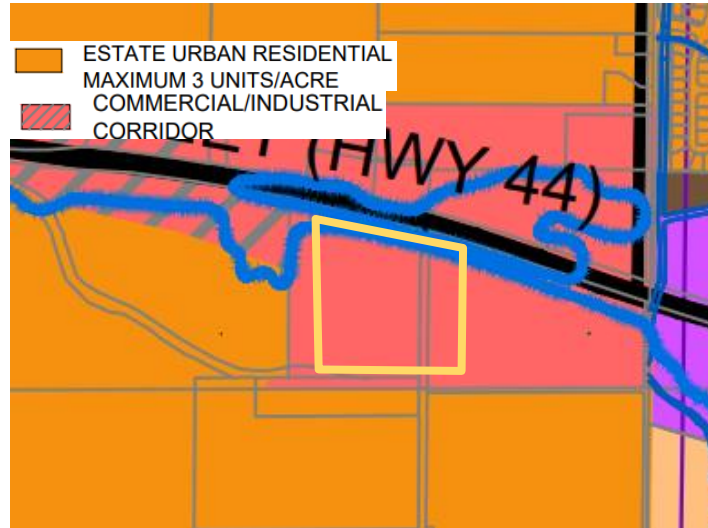
**RE: Hacienda de Estrella Subdivision | PUD, Development Agreement Modification, Preliminary Plat Applications**

Dear Planning Staff and Council Members,

Ardurra, Inc. is pleased to submit applications for a Development Agreement Modification, Planned Unit Development, and Preliminary Plat Applications to facilitate the Hacienda de Estrella Subdivision's development on the southwest corner of Hwy 44 Bent Ln. As discussed at the Preliminary Application meeting on February 1, 2024, Hacienda de Estrella Subdivision is a mixed-use residential development consisting of commercial, live-work, and for-sale residential duplex units.

### **Comprehensive Plan**

The City of Star's 2040 Comprehensive Plan and Future Land Use Map designates the 14.24-acre property as Commercial. The subject property is surrounded by commercial designations on the north, east, and south, with a commercial/industrial corridor and urban residential estate on the west side of



*City of Star Comprehensive Plan*

This development is fully compatible with the City of Star's Comprehensive Plan and policies. As the Comprehensive Plan states, "Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office-related uses if determined by the Council through the public hearing process, to be appropriate." Hacienda de Estrella Subdivision proposes a mix of commercial, live-





work, and residential duplex units. The Commercial will front Highway 44. The live-work units are located off Bent Lane, and the residential will border the existing residential to the south, providing the required transition between the Commercial and the existing residential. To accomplish this style of mixed-use development, a Planned Unit Development is necessary, as it will allow for a creative mix of housing and commercial uses. As the Comprehensive Plan states, "PUD regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility and variety in the type, design, and layout of sites and buildings." In addition to the commercial component adjacent to Highway 44, this development will offer live-work units and two-unit duplex buildings, offering a creative retail and living space for those seeking alternatives to the traditional models. Hacienda de Estrella Subdivision fully complies with the comprehensive plan by providing an innovative commercial and residential subdivision.

#### **Project Description:**

Hacienda de Estrella Subdivision is a carefully planned mixed-use development located in the City of Star on two parcels totaling 14.24 acres with an existing and proposed zoning designation of C-2-DA/C-2-PUD-DA. The proposed development will consist of five commercial lots, eight live-work lots, and 42 residential townhouse lots, which will be developed in one phase. The development allocates 2.65 acres, or 18.61%, to residential use and 0.48 acres, or 3.37%, for Live-work and 4.27 acres, or 29.99%, for commercial purposes. The residential minimum lot size is 2,725 SF, with an average lot size of 2,727 SF and a maximum of 2,727 SF. The Live-work minimum lot size is 2,490 SF, with an average lot size of 2,615 SF and a maximum of 2,739 SF. The Commercial minimum lot size is 20,382 SF, with an average lot size of 37,211 SF and a maximum of 48,654 SF. The residential units have a gross density of 3.0 units per acre.

This development will have 3.05 acres of non conforming land use(attached residential and live work units) which equals 21.42% of the total project. This is within the 25% of non conforming space allowed by Star PUD ordinance. The total qualified open space is 2.35 acres or 16.50%. This project fully complies with the development requirements outlined in the City of Star's Comprehensive Plan and the City of Star's code. A neighborhood meeting was held on May 13, 2024, to inform the neighbors of the proposed development.

#### **Proposed Setback Deviations:**

The Planned Unit Development Application allows the proposed development to deviate from the setbacks outlined in the City code. We are requesting the following deviations:

<b>Front Yard Setback - 15' to living area/side load garage 20' to garage face</b>	<b>Rear Yard Setback – 15'</b>	<b>Interior Side Yard Setback - 7.5'</b>	<b>Street Side Yard Setback – 20'</b>
20' to living area/side 20' garage face	10'	5' (10' between Buildings	20'
Reduce side setbacks to 0' for attached product		0'(attached product)	20'

#### **Open Space and Amenities:**

Hacienda de Estrella Subdivision is designed to comply with the standards of the C-2 zoning designation and PUD requirements. Per the PUD development requirements, a minimum of 15% of open space must be allocated. In the case of the Hacienda de Estrella Subdivision, we have designated 16.50% or 2.35 acres of the qualified open space. Per city requirements, this development offers a variety of amenities, which we have located throughout the site. A covered picnic area and park benches will be located in the





common lot near Centauri and Ursa Major Road. All common areas will be neatly landscaped with grass at the bottom of both storm drainage facilities.

**Roadways:**

This development proposes constructing five new roads with full ingress/egress on Landruff Lane and right in right out at the intersection of Bent Lane and Alpha. All newly built local streets will have a 50-foot right-of-way, including five-foot attached sidewalks, curb, gutter, eight-foot park lane, and two 9.5-foot travel lanes. Bent Lane is classified as a collector and will only receive improvements on the west side of Bent Lane. Bent Lane includes a seven-foot detached sidewalk, an eight-foot landscape buffer, curb, gutter, and a 21-foot travel lane from the proposed centerline. Landruff Lane will include seven-foot detached sidewalks, three-foot landscape buffers, five-foot bike lanes, and 11-foot travel lanes. All roadways will be built to the standards set forth by the City of Star, ACHD, Highway District No. 4, and the Star Fire Protection District.

**Water:**

This development will connect to an existing water main in Bent Lane.

**Sewer:**

This development will connect to a future development in the southwest of Hacienda De Estrella.

**Pressurized Irrigation:**

The development will connect to an existing Pressure irrigation line on the west property line, on the corner of Highway 44 and Bent Lane, and at the intersection of Bent Lane and Alpha Street.

**Stormwater:**

This development proposes a Stormwater retention near the northwest intersection of the proposed Centauri Street and Ursa Major Streets. This retention pond will be minimally sloped, with grass at the bottom, and a guaranteed water percolation within 24 hours of a storm event as defined in the City of Star's code. Additionally, there will be a second Storm drainage facility in the common lot adjacent to the southwest property line.

Hacienda De Estrella Subdivision will be an excellent addition to the City of Star. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at [BYzaguirre@ardurra.com](mailto:BYzaguirre@ardurra.com) or 208-323-2288.

Sincerely,

Becky Yzaguirre  
Land Use Planner  
Ardurra





07/02/2024 2:01:23 PM

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

## PRELIMINARY PLAT APPLICATION

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

FILE NO.: **PP-24-06**

Date Application Received: **7/02/2024** Fee Paid: **\$3060.00**

Processed by: City: **BN**

### Applicant Information:

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

Applicant Name: Becky Yzaguirre

Applicant Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642

Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Owner Name: Richmond Heights LLC

Owner Address: PO Box 140298 Zip: 83714

Phone: 208-941-8607 Email: tddcampbell@gmail.com

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

Contact: Becky Yzaguirre Firm Name: Ardurra

Address: 2471 S. Titanium Place, Meridian, ID Zip:

Phone: 208-323-2288 Email: byzaguirre@ardurra.com

### Property Information:

Subdivision Name: Hacienda de Estrella Subdivision

Site Location: Southwest corner of Highway 44 and Bent Lane

Approved Zoning Designation of Site: C-2

Parcel Number(s): R3401000000, R3401001200

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-2-DA/C-2-PUD-DA	Commercial	Bare land
Proposed	C-2-DA/C-2-PUD-DA	Commercial	Commercial, Residential
North of site	Canyon County	Commercial	Bare land
South of site	Canyon County	Commercial	Residential
East of site	Canyon County	Commercial	Bare land
West of site	R-8-DA	Commercial/industrial &	Bare land

Estate Urban Residential



**SITE DATA (to be noted on the Preliminary Plat):**

Total Acreage of Site - 14.24 acres  
Breakdown of Acreage of Land in Contiguous Ownership - \_\_\_\_\_  
Total Acreage of Site in Special Flood Hazard Area - Zone AE  
Dwelling Units per Gross Acre (Density) - 3.00 UPA  
Minimum Lot Size - Residential - 2,725 SF, Livework: 2,490 SF, Commercial: 20,382 SF  
Minimum Lot Width - Residential: 27', Livework: 33'

Total Number of Lots - 67  
Residential - \_\_\_\_\_  
Commercial - 5  
Industrial - 0  
Common - 13

Total Number of Residential Units - \_\_\_\_\_  
Single-family - 0  
Duplex - 38  
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -  
17.56 % / 2.50 acres  
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -  
16.50 % / 2.35 acres  
Percent of Common Space to be used for drainage - 9.6%  
Describe Common Space Areas (amenities, landscaping, structures, etc.) –  
All common lots will be landscaped and include pathway, benches, and picnic area.

Public Streets - 6 New streets Private Streets - N/A  
Describe Pedestrian Walkways (location, width, material) - There is a pathway in the large commo lot near Centauri and Ursa Major.  
Describe Bike Paths (location, width, material) - No dedicated bike paths

**FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Total Acreage of Site in Special Flood Hazard Area - 14.24 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G  
FIRM effective date(s): mm/dd/year 6/7/2019  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE  
Base Flood Elevation(s): AE N/A .0 ft., etc.:



- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

**PUBLIC SERVICES** (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water  
 Irrigation Water- Canyon County Water Company  
 Sanitary Sewer- Star Sewer and Water District  
 Fire Protection - Star Fire Department  
 Schools - West Ada School District  
 Roads - Highway District 4

**SPECIAL ON-SITE FEATURES** (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - N/A Floodplain - N/A  
 Evidence of Erosion - N/A Fish Habitat - N/A  
 Historical Assets - N/A Mature Trees - N/A  
 Riparian Vegetation - N/A Steep Slopes - N/A  
 Stream/Creek - N/A Unstable Soils - N/A  
 Unique Animal Life - N/A Unique Plant Life - N/A

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
	Completed and signed Preliminary Plat Application	BN
X	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.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the property (word.doc and pdf version with engineer's seal)	BN
X	Recorded warranty deed for the subject property	BN
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
X	Electronic copy in pdf. format of Preliminary Plat	BN



X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	BN
X	Electronic copy in pdf. format of landscape plan	BN
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	BN
	Phasing plan shall be included in the application if the project is to be phased.	
X	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	BN
	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
X	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.	BN
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	BN
	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	BN
	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.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. 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

7/1/2024

Date





07/02/2024 2:26:43 PM

City of Star  
P.O. Box 130  
Star, Idaho 83669  
P: 208-286-7247 F: 208-286-7569

## PLANNED UNIT DEVELOPMENT APPLICATION

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

FILE NO.: PUD-24-01  
Date Application Received: 7/02/2024 Fee Paid: \$2000.00  
Processed by: City: BN

### Applicant Information:

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

Applicant Name: Becky Yzaguirre  
Applicant Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642  
Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Owner Name: Richmond Heights LLC  
Owner Address: PO Box 140298 Zip: 83714  
Phone: 208-941-8607 Email: tddcampbell@gmail.com

Representative (e.g., architect, engineer, developer):  
Contact: Becky Yzaguirre Firm Name: Ardurra  
Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642  
Phone: 208-323-2288 Email: byzaguirre@ardurra.com

### Property Information:

Subdivision Name: Hacienda de Estrella Subdivision  
Site Address/Location: Southwest corner of Highway 44 and Bent Lane  
Parcel Number(s): R3401000000, R3401001200

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-2-DA/C-2-PUD-DA	Commercial	Bare land
Proposed	C-2-DA/C-2-PUD-DA	Commercial	Commercial, Residential
North of site	Canyon County	Commercial	Bare land
South of site	Canyon County	Commercial	Residential
East of site	Canyon County	Commercial	Bare land
West of site	R-8-DA	Commercial/industrial &	Bare land

Estate Urban Residential



## SITE DATA:

Total Acreage of Site - 14.24 acres  
Breakdown of Acreage of Land in Contiguous Ownership - \_\_\_\_\_  
Total Acreage of Site in Special Flood Hazard Area - Zone AE  
Dwelling Units per Gross Acre - 3.00 UPA

Total Number of Lots - 57  
Residential - Residential: 38, Livework: 8  
Commercial - 5  
Industrial - 0  
Common - 13

Total Number of Units - 57  
Single-family - 0  
Duplex - 38  
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 17.56 % / 2.50 acres  
Percent of Common Space to be used for drainage - 9.6%

Describe Common Space Areas (amenities, landscaping, structures, etc.) - All common lots will be landscaped and include pathway, benches, and picnic area.

Proposed Dedicated Acreage (school, parks, etc): N/A

Public Streets - 6 new streets Private Streets - N/A

Describe Pedestrian Walkways (location, width, material) - There is a pathway in the large common lot near Centauri and Ursa Major. Please see landscape plans for location and material type

Describe Bike Paths (location, width, material) - No dedicated bike paths

## PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water

Irrigation Water- Canyon County Water Company

Sanitary Sewer- Star Sewer and Water District

Fire Protection - Star Fire Department

Schools - West Ada School District

Roads - Highway District 4

## SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - N/A Floodplain - N/A

Evidence of Erosion - N/A Fish Habitat - N/A

Historical Assets - N/A Mature Trees - N/A

Riparian Vegetation - N/A Steep Slopes - N/A

Stream/Creek - N/A Unstable Soils - N/A

Unique Animal Life - N/A Unique Plant Life - N/A



## **FLOOD ZONE DATA (This Info Must Be Filled Out Completely Prior to Acceptance):**

Total Acreage of Site in Special Flood Hazard Area - 14.24 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G  
FIRM effective date(s): mm/dd/year 6/7/2019  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE  
Base Flood Elevation(s): AE N/A .0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

### **Application Requirements:**

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

Applicant (✓)	Description	Staff (✓)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
X	Completed and signed Planned Unit Development Application	BN
X	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.	BN
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property (word.doc and electronic version with engineer's seal):	BN
X	Copy of recorded warranty deed.	BN
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	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.	BN
X	Vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	BN
X	Building elevations showing construction materials	
	Phasing plan shall be included in the application if the project is to be phased.	BN
X	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	BN
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	



X	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.	BN
	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:

	The following items must be included on the site plan:	
X	<ul style="list-style-type: none"> <li>Date, scale, north arrow, and project name</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Existing boundaries, property lines, and dimensions of the lot</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Relationship to adjacent properties, streets, and private lanes</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Easements and right-of-way lines on or adjacent to the lot</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Building locations(s) (including dimensions to property lines)</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Parking and loading areas (dimensioned)</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Traffic access drives and traffic circulation (dimensioned)</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Open/common spaces</li> </ul>	BN
	<ul style="list-style-type: none"> <li>Refuse and service areas</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing &amp; proposed)</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances</li> </ul>	BN

## Landscape Plan:

	The following items must be included on the landscape plan:	
X	<ul style="list-style-type: none"> <li>Date, scale, north arrow, and project name</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>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.</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>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</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Sight Triangles as defined in 8-4 A-7 of this Ordinance</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>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</li> </ul>	BN
	<ul style="list-style-type: none"> <li>Proposed screening structures</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Design drawings(s) of all fencing proposed</li> </ul>	BN
X	<ul style="list-style-type: none"> <li>Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➤ Number of street trees and lineal feet of street frontage</li> <li>➤ Width of street buffers (exclusive of right-of-way)</li> </ul> </li> </ul>	BN



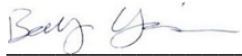
X	<ul style="list-style-type: none"> <li>➤ Width of parking lot perimeter landscape strip</li> <li>➤ Buffer width between different land uses</li> <li>➤ Number of parking stalls and percent of parking area with internal landscaping</li> <li>➤ Total number of trees and tree species mix</li> <li>➤ Mitigation for removal of existing trees, including number of caliper inches being removed</li> </ul>	BN
---	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

**SIGNS (If applicable):**

All signs will require separate submittal of a sign application.

**FEE REQUIREMENT:**

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



Applicant/Representative Signature

7/1/2024

Date



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L:\2027\2303\_CAD\SHEETS\PRELIMINARY\_PLAT\230725-C0-06-PR-COVER.DWG 4/3/2025



## PRELIMINARY PLAT FOR HACIENDA DE ESTRELLA

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12  
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2025

### PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM COLLECTORS AND ARTERIALS IS PROHIBITED UNLESS APPROVED BY HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- FRONT, REAR, AND SIDE YARD EASEMENT LOCATION AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.

### PROJECT TEAM

#### PROPERTY OWNER/DEVELOPER

NAME: TODD CAMPBELL  
ADDRESS: TODD CAMPBELL CONSTRUCTION, INC.  
CITY/STATE/ZIP: PO BOX 140298  
BOISE, IDAHO 83714

#### ENGINEERING

NAME: ARDURRA  
CONTACT: DAVE STERLING, P.E.  
ADDRESS: 2471 S. TITANIUM PLACE  
CITY/STATE/ZIP: MERIDIAN, IDAHO 83642  
PHONE: (208) 860-7946  
EMAIL: dsterling@ardurra.com

#### SURVEYOR

NAME: ARDURRA  
CONTACT: ROB O'MALLEY  
ADDRESS: 332 N BROADMORE WAY  
CITY/STATE/ZIP: NAMPA, IDAHO 83687  
PHONE: (208) 442-6300  
EMAIL: romalley@ardurra.com

#### LAND USE PLANNER

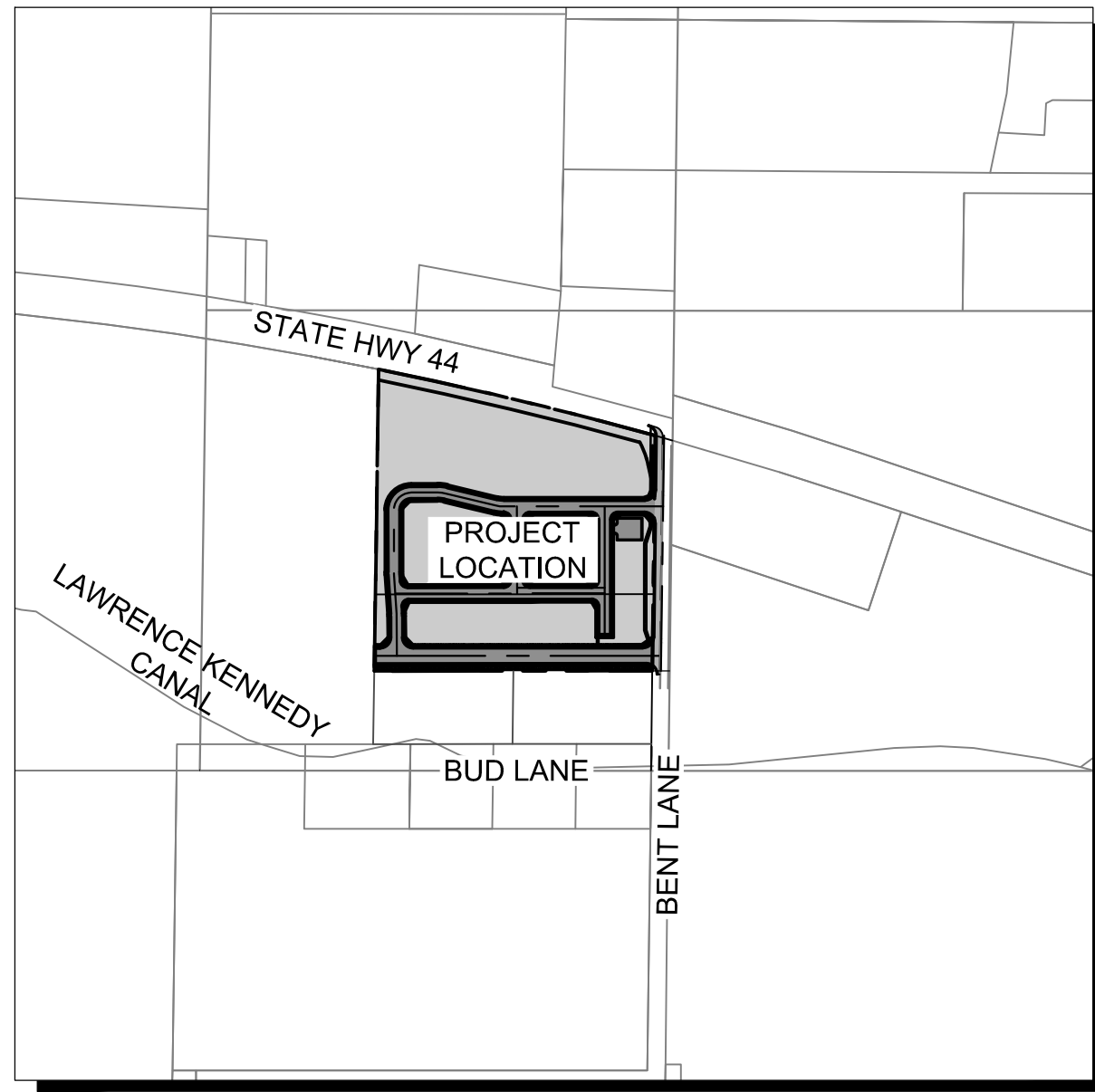
NAME: ARDURRA  
CONTACT: BECK YZAGUIRRE  
ADDRESS: 2471 S TITANIUM PLACE  
CITY/STATE/ZIP: MERIDIAN, IDAHO 83642  
PHONE: (208) 323-2288  
EMAIL: byzaguirre@ardurra.com

### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR

### SURROUNDING PROPERTY OWNERS (300')

PARCEL	NAME	ADDRESS
R3401300000	MPR LAND HOLDINGS LLC	6410 HWY 44, STAR, ID 83669
R3400901100	ULAM VENTURES LLC	6346 HWY 44, STAR, ID 83669
R3400900000	MCHAIL WILLIAM A III	6290 HWY 44, STAR, ID 83669
R3401101000	STUPPY RICHARD E	22153 CAN ADA RD, STAR, ID 83669
R3401101100	RBB LLC	0 HWY 44, STAR, ID 83669
R3401100000	RBB LLC	0 HWY 44, STAR, ID 83669
R3403501000	SIMPLY DIRT LLC	0 HWY 44, STAR, ID 83669
R3403501100	HELMICK KEITH A	6283 BUD LN, STAR, ID 83669
R34035011A0	MEASE SHAHRZAD	6331 BUD LN, STAR, ID 83669
R34035011B0	HELMICK NORKA AND DUSTIN FAMILY TRUST	6375 BUD LN, STAR, ID 83669
R34035011C0	HELMICK KEITH A	0 BENT LN, STAR, ID 83669
R3403500000	BENT LN LLC	0 BENT LN, STAR, ID 83669
R3401200000	FAGUNDES BROTHERS LLC	6497 HWY 44, STAR, ID 83669
R3401001100	SPALLINO CHRISTOPHER L	22009 BENT LN, STAR, ID 83669
R3401001000	COX DAVID AND PATRICIA LIVING TRUST	22003 BENT LN, STAR, ID 83669
R3950700000	IDAHO TRANS DEPT	0 HWY 44, STAR, ID 83669



### VICINITY MAP

SCALE: 1" = 800'

### PRELIMINARY PLAT DATA

#### SITE DATA

PARCEL NUMBER(S): R3401000000 & R3401001200  
CURRENT ZONING: C-2-DA/C-2-PUD-DA  
PROPOSED ZONING: C-2-DA/C-2-PUD-DA  
FLOOD ZONE: ZONE AE (SPECIAL FLOOD ZONE AREA)  
PROJECT AREA: ±14.24 ACRES  
DEVELOPABLE LOTS: ±7.30 ACRES  
COMMON AREA: ±2.48 ACRES  
RIGHT-OF-WAY DEDICATION: ±4.25 ACRES

RESIDENTIAL LOT SIZES  
MAXIMUM LOT SIZE: 2,933 SF  
MINIMUM LOT SIZE: 2,925 SF  
AVERAGE LOT SIZE: 2,929 SF

LIVE-WORK LOT SIZES  
MAXIMUM LOT SIZE: 3,071 SF  
MINIMUM LOT SIZE: 2,490 SF  
AVERAGE LOT SIZE: 2,718 SF

COMMERCIAL LOT SIZES  
MAXIMUM LOT SIZE: 47,022 SF  
MINIMUM LOT SIZE: 22,425 SF  
AVERAGE LOT SIZE: 35,626 SF

#### AREA AND LOT SUMMARY

TOTAL AREA	620,474 SF	±14.24 AC	100%
TOTAL RIGHT-OF-WAY	185,324 SF	4.25 AC	29.85 %
TOTAL QUALIFYING OPEN SPACE	123,987 SF	2.85 AC	20.01%
TOTAL RESIDENTIAL AREA	111,298 SF	2.55 AC	17.91%
TOTAL LIVE-WORK AREA	21,746 SF	0.50 AC	3.51%
TOTAL COMMERCIAL AREA	178,131 SF	4.09 AC	28.72%

TOTAL NUMBER OF LOTS: 57  
TOTAL NUMBER OF RESIDENTIAL LOTS: 38  
TOTAL NUMBER OF LIVE-WORK LOTS: 8  
TOTAL NUMBER OF COMMERCIAL LOTS: 5  
TOTAL NUMBER OF COMMON LOTS: 6

#### DENSITY REQUIREMENTS

PROPOSED DENSITY: ±14 ACRES (GROSS) 3.0 U.P.A.  
RESIDENTIAL DUPLEX UNITS:

#### SETBACKS

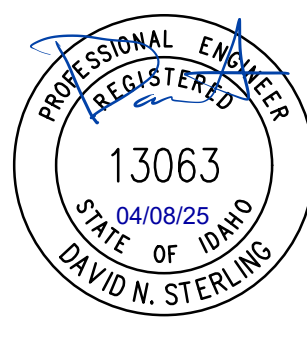
FRONT YARD SETBACK: 20' TO LIVING AREA, 20' TO GARAGE FACE  
REAR YARD SETBACK: 10'  
INTERIOR SIDE YARD SETBACK: 5'  
STREET SIDE YARD SETBACK: 20'

#### UTILITIES

CENTRAL WATER: STAR SEWER AND WATER DISTRICT  
CENTRAL SEWER: STAR SEWER AND WATER DISTRICT  
IRRIGATION: CANYON COUNTY WATER CO. LTD.  
POWER: IDAHO POWER  
NATURAL GAS: INTERMOUNTAIN GAS CO.  
TELEPHONE/CABLE: CENTURY LINK  
FIRE PROTECTION: CITY OF STAR FIRE DEPARTMENT  
POLICE PROTECTION: CITY OF STAR POLICE DEPARTMENT  
PARKS AND OPEN SPACE: HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION  
SCHOOLS: WEST ADA SCHOOL DISTRICT  
SOLID WASTE COLLECTION: REPUBLIC SERVICES

### SHEET INDEX

C0.00	COVER
C1.00	SITE PLAN
C2.00	LOT LAYOUT
C3.00	EXISTING CONDITIONS
C4.00	PROPOSED GRADING AND FLOODPLAIN INFORMATION



BORDER SIZE	22"x34"
DESIGNED	·
DRAWN	·
CHECKED	·
Z. GRADIC	·
APPROVED	·
Z. GRADIC	·
NO.	·
DATE	·
REVISIONS	·
DESCRIPTION	·



## PRELIMINARY PLAT FOR: HACIENDA DE ESTRELLA COVER

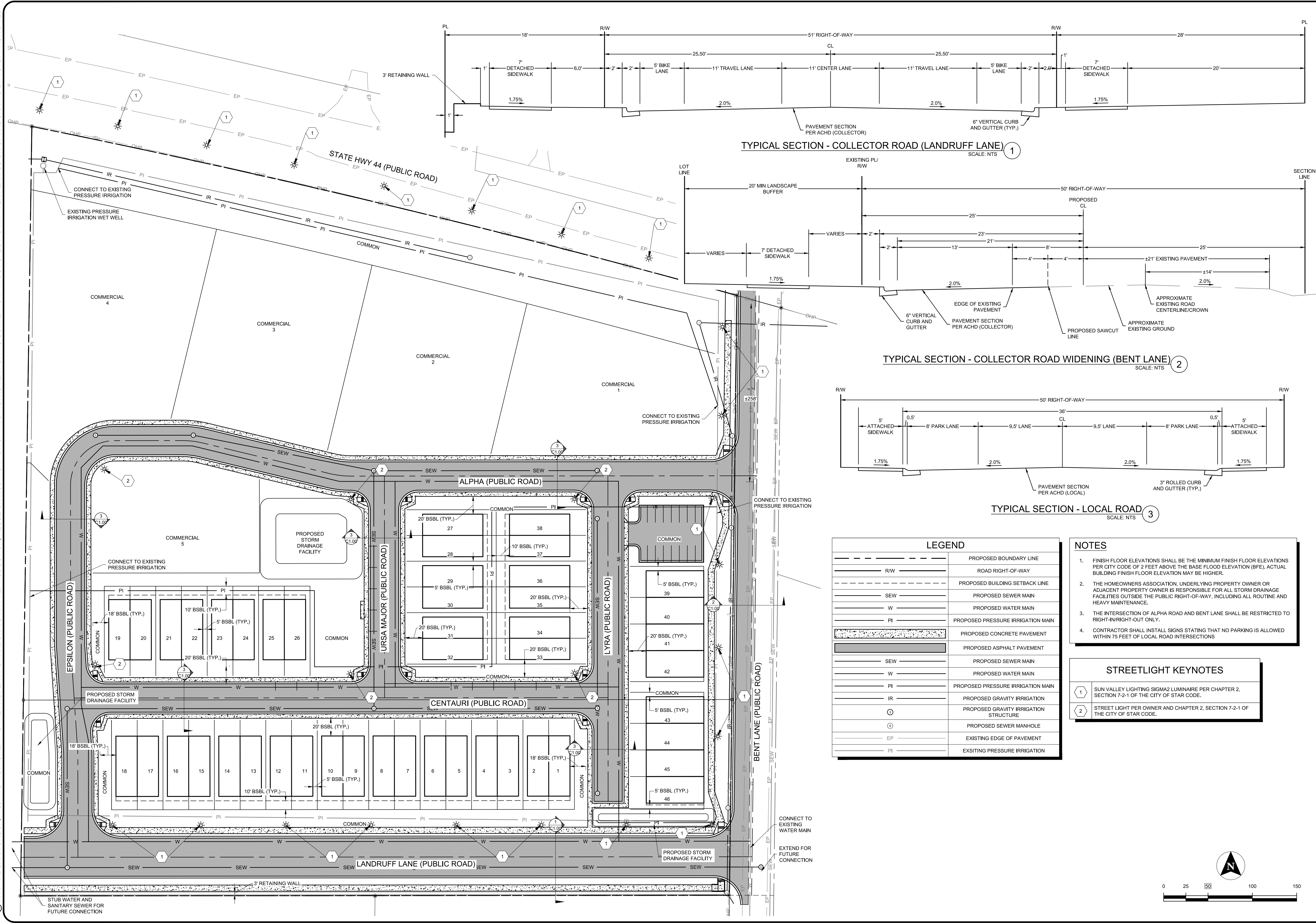
ATTENTION:  
1/2" 1"  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: 3/5/25  
PROJECT: 230723  
SHEET:

C0.00

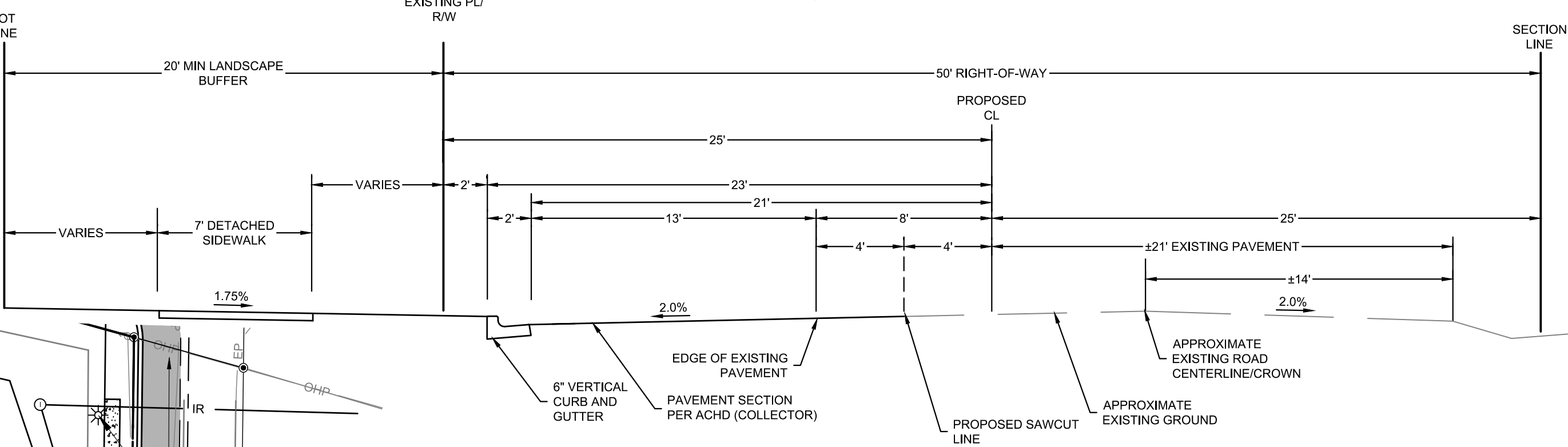


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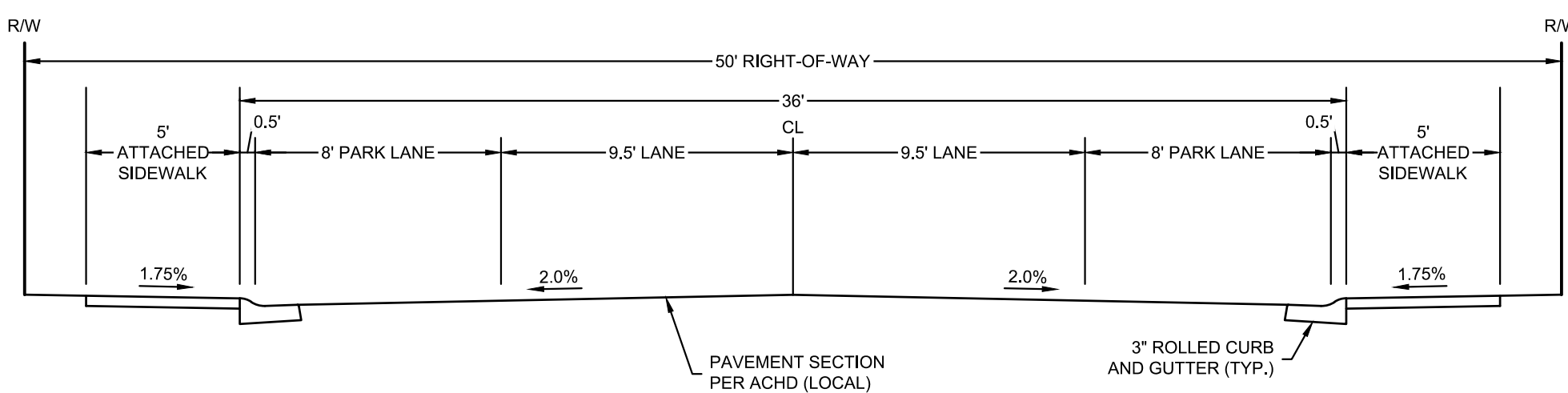
TYPICAL SECTION - COLLECTOR ROAD (LANDRUFF LANE) 1

SCALE: NTS



TYPICAL SECTION - COLLECTOR ROAD WIDENING (BENT LANE) 2

SCALE: NTS



TYPICAL SECTION - LOCAL ROAD 3

SCALE: NTS

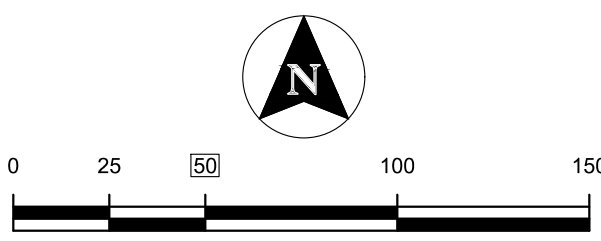
LEGEND	
	PROPOSED BOUNDARY LINE
	ROAD RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK LINE
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	PROPOSED GRAVITY IRRIGATION
	PROPOSED GRAVITY IRRIGATION STRUCTURE
	PROPOSED SEWER MANHOLE
	EXISTING EDGE OF PAVEMENT
	EXISTING PRESSURE IRRIGATION

NOTES

1. FINISH FLOOR ELEVATIONS SHALL BE THE MINIMUM FINISH FLOOR ELEVATIONS PER CITY CODE OF 2 FEET ABOVE THE BASE FLOOD ELEVATION (BFE), ACTUAL BUILDING FINISH FLOOR ELEVATION MAY BE HIGHER.
2. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
3. THE INTERSECTION OF ALPHA ROAD AND BENT LANE SHALL BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ONLY.
4. CONTRACTOR SHALL INSTALL SIGNS STATING THAT NO PARKING IS ALLOWED WITHIN 75 FEET OF LOCAL ROAD INTERSECTIONS

STREETLIGHT KEYNOTES

- |   |                                                                                             |
|---|---------------------------------------------------------------------------------------------|
| 1 | SUN VALLEY LIGHTING SIGMA2 LUMINAIRE PER CHAPTER 2, SECTION 7-2-1 OF THE CITY OF STAR CODE. |
| 2 | STREET LIGHT PER OWNER AND CHAPTER 2, SECTION 7-2-1 OF THE CITY OF STAR CODE.               |



PROFESSIONAL ENGINEER  
REGISTERED  
13063  
04/08/25  
STATE OF IDAHO  
DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

REVISIONS	DATE	DESCRIPTION
NO.		

ARDURRA  
COLLABORATE. INNOVATE. CREATE.  
322 N. PARKWAY, SUITE 200  
NANPA, IDAHO 83857  
208-442-6300 | WWW.ARDURRA.COM

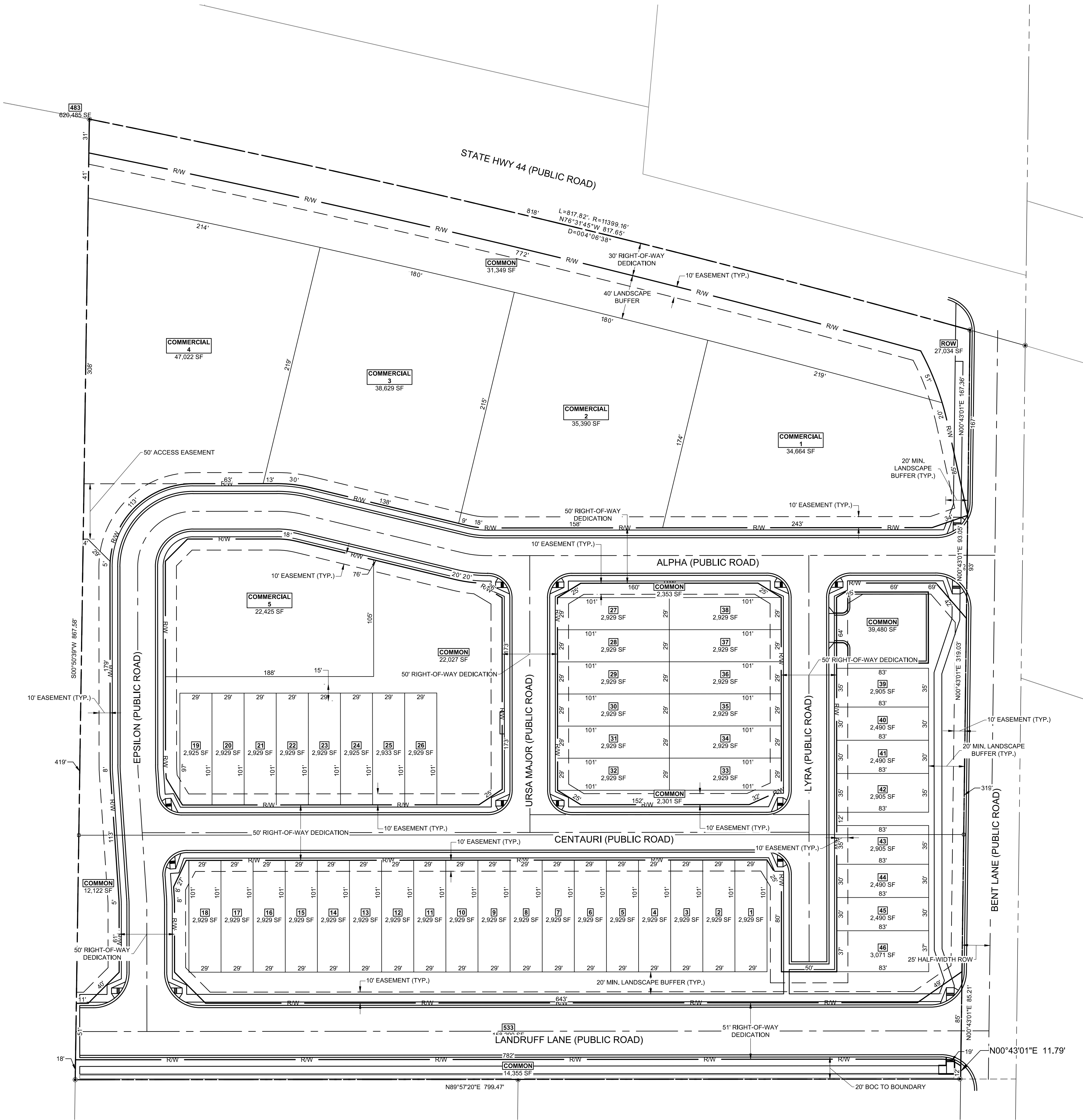
PRELIMINARY PLAT FOR:  
**HACIENDA DE ESTRELLA**  
SITE PLAN

ATTENTION:  
1/2" = 1'  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET OR 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

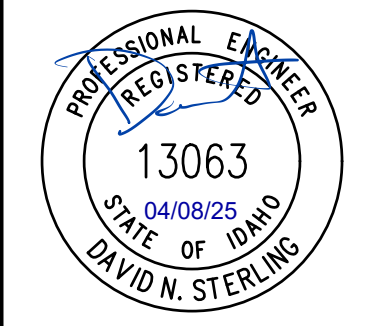
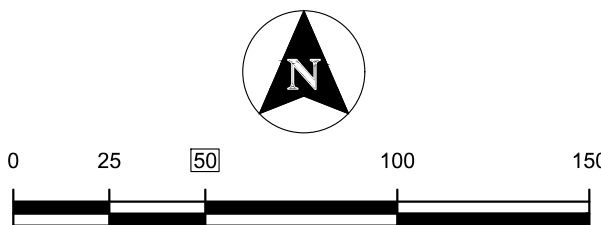
DATE: 3/5/25  
PROJECT: 230723  
SHEET: C1.00



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LEGEND	
	PROPOSED BOUNDARY LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED CENTERLINE



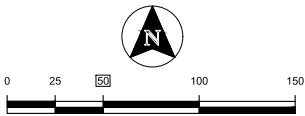
BORDER SIZE		DESIGNED		DRAWN		CHECKED		APPROVED	
22"x34"	DATE								
	NO.								



PRELIMINARY PLAT FOR:  
**HACIENDA DE ESTRELLA**  
LOT LAYOUT

ATTENTION:	
0	1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE	
DATE:	3/5/25
PROJECT:	230723
SHEET:	





LEGEND	
	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING OVERHEAD POWER
	TOP OF BANK
	TOE OF BANK
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING POWER POLE
	EXISTING WATER BLOW-OFF
	EXISTING TELEPHONE RISER
	EXISTING TRANSFORMER
	EXISTING WATER WELL
	WATERWAY FLOW DIRECTION
	EXISTING FLOW DIRECTION
	FEMA BASE FLOOD ELEVATION (BFE)
	FEMA FLOOD ZONE (AE)

NOTES

1. LINE WORK SHOWING FEMA FLOODZONE IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP 16027C0259G FOR CANYON COUNTY, IDAHO AND INCORPORATED AREAS. EFFECTIVE DATE JUNE 7, 2019.

PROFESSIONAL ENGINEER  
REGISTERED  
13063  
04/08/25  
STATE OF IDAHO  
DAVID N. STERLING

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	Z. GRADIC
APPROVED	Z. GRADIC

REVISIONS	DATE	DESCRIPTION
NO.		

ARDURRA  
COLLABORATE. INNOVATE. CREATE.  
321 N. CANYONWAY  
NANPA, IDAHO 83887  
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:  
**HACIENDA DE ESTRELLA**  
EXISTING CONDITIONS

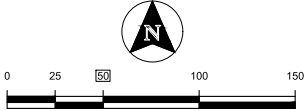
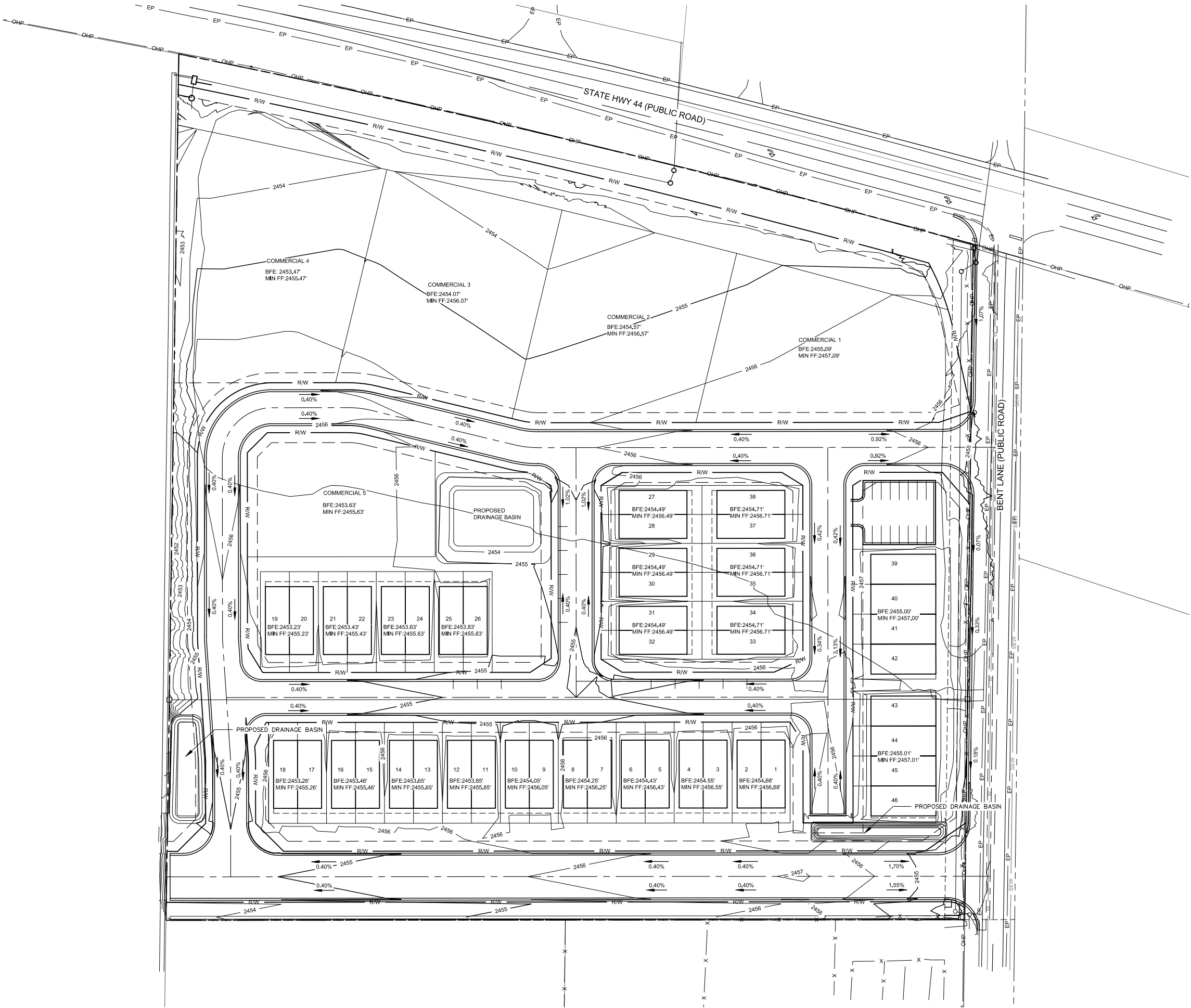
ATTENTION:  
1/2" = 1'  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE.

DATE:	3/5/25
PROJECT:	230723
SHEET:	C3.00



L:\230723\5\_CADD\SHETS\PRELIMINARY\_PLAT\230723-C4-00-PROP-GRADING & FLOODPLAIN.DWG, 4/2/2025

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NOTES

- PER STAR CITY CODE 10-1-5-B, MINIMUM FINISHED FLOOR SHALL BE 2' ABOVE BFE FOR COMMERCIAL AND RESIDENTIAL STRUCTURES.

PRELIMINARY PLAT FOR:  
**HACIENDA DE ESTRELLA**  
PROPOSED GRADING AND FLOODPLAIN INFORMATION

ATTENTION: 1/2" = 1'  
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 3/5/25  
PROJECT: 230723  
SHEET: C4.00



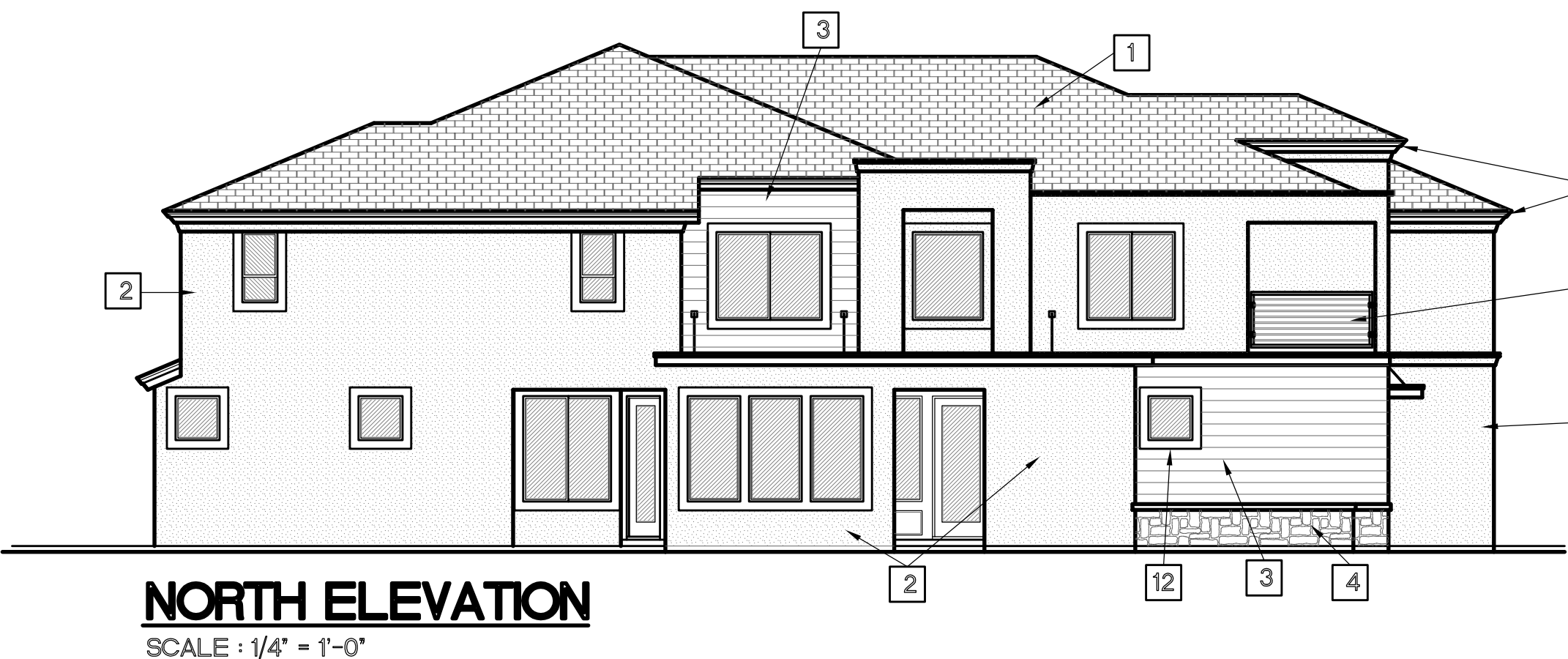
REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	DESIGNED
1			L. MILLER
2			L. MILLER
3			L. MILLER
4			Z. CRADIC
5			Z. CRADIC







- 1 ASPHALT ROOFING
- 2 STUCCO VENEER
- 3 8' TRU-LAP SIDING
- 4 MASONRY VENEER
- 5 HORIZ. STEEL GUARD RAILING
- 6 12' STUCCO BANDING
- 7 1x4 OVER 1x8 HARDBOARD FASCIA
- 8 1"x6" STUCCO CAP / WINDOW / DOOR TRIM
- 9 STEEL FRAMED CANOPY ROOF
- 10 STAINLESS STEEL CABLE
- 11 METAL ROOFING
- 12 1x6 HARDBOARD TRIM
- 13 36" SHRUB / MECHANICAL SCREEN



**NORTH ELEVATION**  
SCALE : 1/4" = 1'-0"




**SOUTH ELEVATION**  
SCALE : 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE : 1/4" = 1'-0"

February 12, 2020

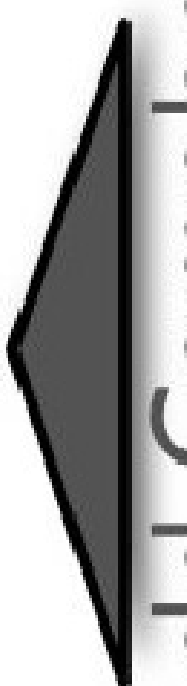


John D. Mortin P.E.

LOT-120 / 121 / BLOCK

LAKEMOOR SUBDIVISION

TOTAL LIVING AREA - 4053 SQ. FT.



Todd Campbell  
CUSTOM HOMES

ToddCampbellConstruction.com | 208.941.8607

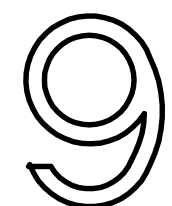
PROJECT NO.

ADDRESS

MODEL: UNITS-A-C

DATE: 2-12-2020

MAIN LEVEL	1991 SQ. FT.
UPPER LEVEL	2062 SQ. FT.
TOTAL	4053 SQ. FT.
GARAGE	928 SQ. FT.
COVERED AREA	461 SQ. FT.







WEST ELEVATION  
SCALE : 1/4" = 1'-0"

- 1 ASPHALT ROOFING
- 2 STUCCO VENEER
- 3 8" TRU-LAP SIDING
- 4 MASONRY VENEER
- 5 HORIZ. STEEL RAILING
- 6 12" STUCCO BANDING
- 7 1x4 OVER 1x8 HARDBOARD FASCIA
- 8 1"x6" STUCCO CAP / WINDOW / DOOR TRIM
- 9 STEEL FRAMED CANOPY ROOF
- 10 STAINLESS STEEL CABLE
- 11 METAL ROOFING
- 12 1x6 HARDBOARD TRIM
- 13 SCUPPER AS NEEDED FOR DRAINAGE



SOUTH ELEVATION  
SCALE : 1/4" = 1'-0"



NORTH ELEVATION  
SCALE : 1/4" = 1'-0"



EAST ELEVATION  
SCALE : 1/4" = 1'-0"

February 12, 2020

John D. Mortin P.E.

122-123-A-C  
LAKEMOOR #8 SUB.  
TOTAL LIVING AREA - XXX SQ. FT.

Todd Campbell  
CUSTOM HOMES  
ToddCampbellConstruction.com | 208.941.8607

PROJECT NO.  
  
ADDRESS:  
  
MODEL:    UNITS-A-C  
DATE:    2-12-2020

MAIN LEVEL	2011	SQ. FT.
UPPER LEVEL	2066	SQ. FT.
TOTAL	4071	SQ. FT.
GARAGE	328	SQ. FT.
COVERED AREA	461	SQ. FT.

9



# LIVE/WORK CONCEPTUAL ELEVATIONS





**DEVELOPMENT AGREEMENT  
GRACE ASSISTED LIVING FACILITY**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Grace at Star, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 15.08 acres in size, currently located within Canyon County, zoned Commercial and more particularly described in Exhibit A of Ordinance 345, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of C-2-DA, as File No. AZ-21-13/DA-21-19, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

**Section 1. Legal Authority.** This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.



## **Section 2. Development/Uses/Standards.**

**2.1 Development Acreage and Uses Permitted.** As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 15.08 acres as follows:

- **Zoning Classification:** The zoning classification shall be a C-2-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

**2.2 Site Design.** The Preliminary Plat/Concept Plan, as set forth in **Exhibit B**, is hereby approved.

**2.3 Uses.** The development is hereby approved for an Assisted Living Facility and maximum of 35 independent senior living units. The project will be phased.

**2.4 Setbacks.** The development shall follow the setbacks required in the C-2 zoning district for the Commercial and Residential Uses (approved by Council). **Council approved 0-lot line side yard setbacks for the dwellings.**

**2.5 Additional Requirements:**

- Facility will have canned lighting outside on the building
- Provide a public road type access from Bent Lane between the commercial pads and a public road on the eastern north/south road. Both roads will provide a 36-foot minimum width and meet Highway District standards.
- Provide an additional 5 parking spaces in the residential portion of the development through road widening or an off-street parking lot
- The applicant shall submit a lot split/lot line adjustment application for approval to create a 70' road corridor along the southern boundary of the property. This area shall be dedicated in the future to the City of Star or Canyon Highway District #4 for the purpose of construction of a roadway as shown on the City of Star ECAMP map.
- A 6-foot site obscuring fence shall be provided along the southern side of the south collector road. This fence shall be constructed by whomever builds the roadway at the time of construction.

**2.6 Future Land Uses.** Exhibit B represents the currently approved land uses as presented by the owner at the time of Council approval. The owner may, at any time, request a modification to the uses within this Development Agreement, once those future uses are known. At that time, the proposed uses will be reviewed for compliance with the current City Code and Comprehensive Plan. Currently approved conditions or new conditions will be revised or added at that time based on the uses proposed.



**2.7 Proportionate Share Agreement for ITD Improvements.** Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$26,884 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the total fee at building permit for the facility prior to issuance of building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

**2.8 Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

**2.9 Conditions. Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

**Section 3. Affidavit of Property Owner.** Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

**Section 4. Default.** The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or



conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

**Section 5. Unenforceable Provisions.** If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

**Section 6. Assignment and Transfer.** After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**Section 7. General Matters.**

**7.1 Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

**7.2 Paragraph Headings.** This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

**7.3 Choice of Law.** This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

**7.4 Notices.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.



Star: City of Star  
Attn: City Clerk  
P.O. Box 130  
Star, Idaho 83669

Owner: Grace At Star, LLC  
890 N. Cole Road  
Boise, Idaho 83704

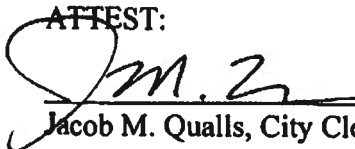
7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

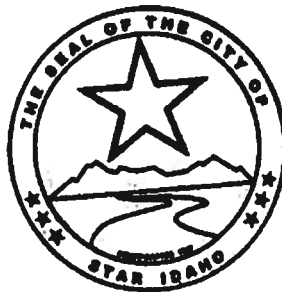
7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this 1 day March, 2022.

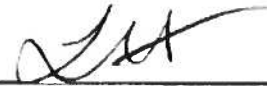
  
Trevor A. Chadwick, Mayor

ATTEST:  
  
Jacob M. Qualls, City Clerk





OWNER:



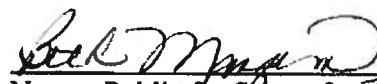
Grace At Star, LLC  
Linda Hines, Registered Agent

STATE OF Idaho )  
 ) ss.  
County of Ada )

On this 24<sup>th</sup> day of February, 202<sup>1</sup>, before me the undersigned, a Notary Public in and for said state, personally appeared Linda Hines, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

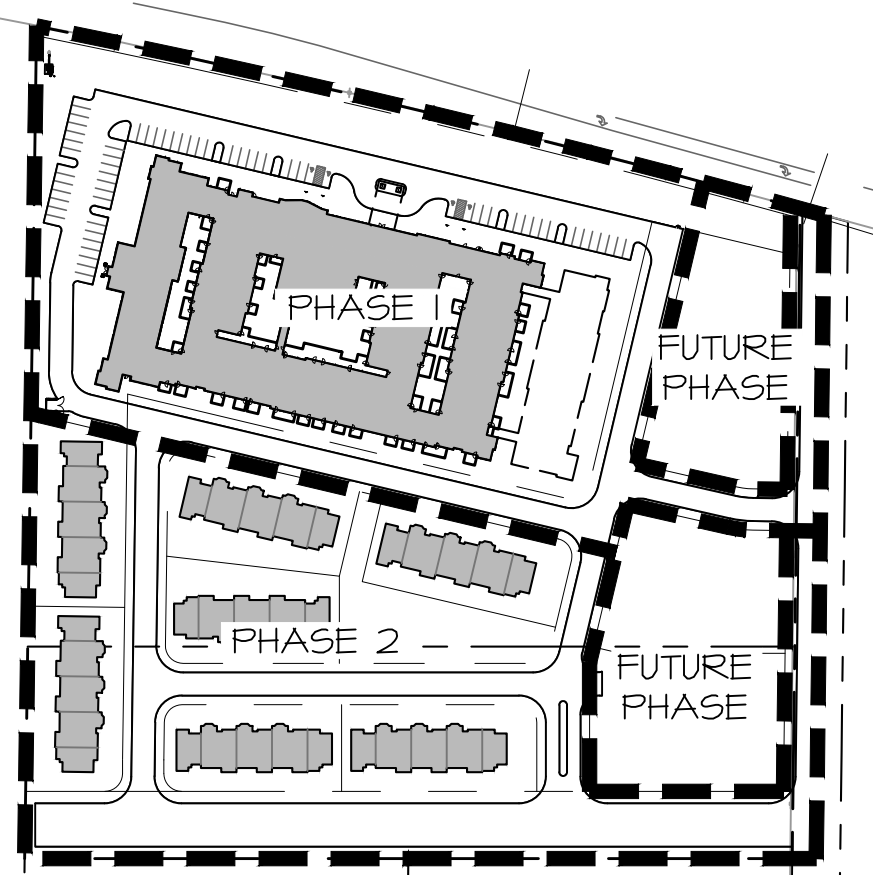
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



  
Notary Public for State of Idaho  
Residing at: Ada County,  
My Commission Expires: 10/27/2026



ORIGINAL APPROVED  
SITE PLAN FOR GRACE  
ASSISTED LIVING



PHASING PLAN

SITE LEGEND

- EXISTING PROPERTY BOUNDARY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- SETBACKS
- 4"PI PROPOSED PRESSURE IRRIGATION
- W W EXISTING WATER MAIN
- S S EXISTING SEWER
- W8" PROPOSED WATER MAIN
- SS PROPOSED SEWER MAIN
- VEHICULAR STRIPING
- PARKING STALL COUNT
- PROPOSED BUILDING
- VERTICAL CURBING LOCATION
- LIGHT POLE
- PERMEABLE PAVERS

DEVELOPMENT FEATURES:

TOTAL ACRES	14.16 AC
EXISTING ZONING (CANYON COUNTY)	C1 (NEIGHBORHOOD COMMERCIAL)
PROPOSED ZONING (STAR)	RR (RURAL RESIDENTIAL)
ADJACENT ZONING	C-1 (COMMERCIAL)
	SOUTH: AG (CANYON COUNTY)
	WEST: MU-DA (CITY OF STAR)
	EAST: M1 & AG (CANYON COUNTY)
TOTAL LOTS	13 LOTS
COMMERCIAL LOTS	12 LOTS
COMMON AREA LOTS	1 LOT
DIMENSIONAL STANDARDS OF PROPOSED C-1 ZONING: (STANDARDS PER CITY OF STAR CODE 8-3 UNLESS INDICATED)	
MAXIMUM BUILDING HEIGHT	35 FT
FRONT SETBACK	20 FT
REAR SETBACK	5 FT
INTERIOR SIDE SETBACK	0 FT
CORNER SIDE SETBACK	20 FT

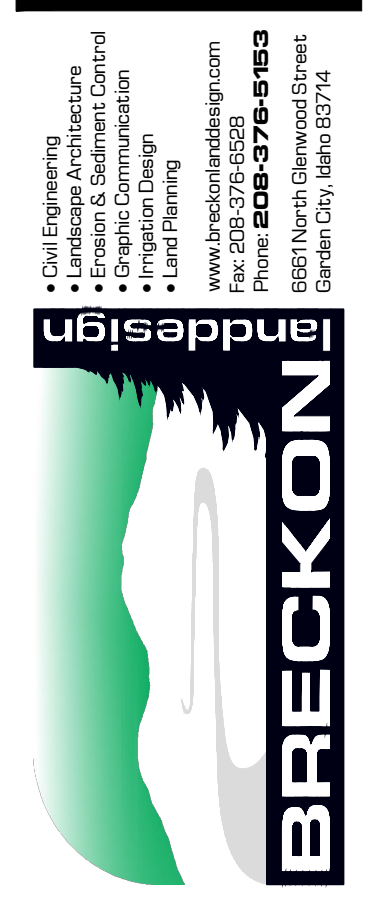
CONTACTS

CIVIL ENGINEER:  
BRECKON LAND DESIGN  
6661 N GLENWOOD ST.  
GARDEN CITY, ID 83714  
CONTACT: MARY WALL  
PHONE: 208-376-5153

OWNER:  
GRACE AT STAR, LLC  
890 COLE ROAD  
BOISE, ID  
CONTACT: LINDA HINES  
PHONE: 208-376-0067

SURVEYOR:  
ENGBRITSON LAND SURVEYS, PLLC  
2251 SUMAC ST.  
BOISE, ID 83706  
CONTACT: MIKE ENGBRITSON  
PHONE: 208-859-6032

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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or by any means without written permission of  
Breckon Land Design, Inc. is unlawful and subject to  
criminal prosecution.

GRACE AT STAR DEVELOPMENT  
BENT LANE AT HWY 44  
CANYON COUNTY, ID  
PRELIMINARY SITE PLAN

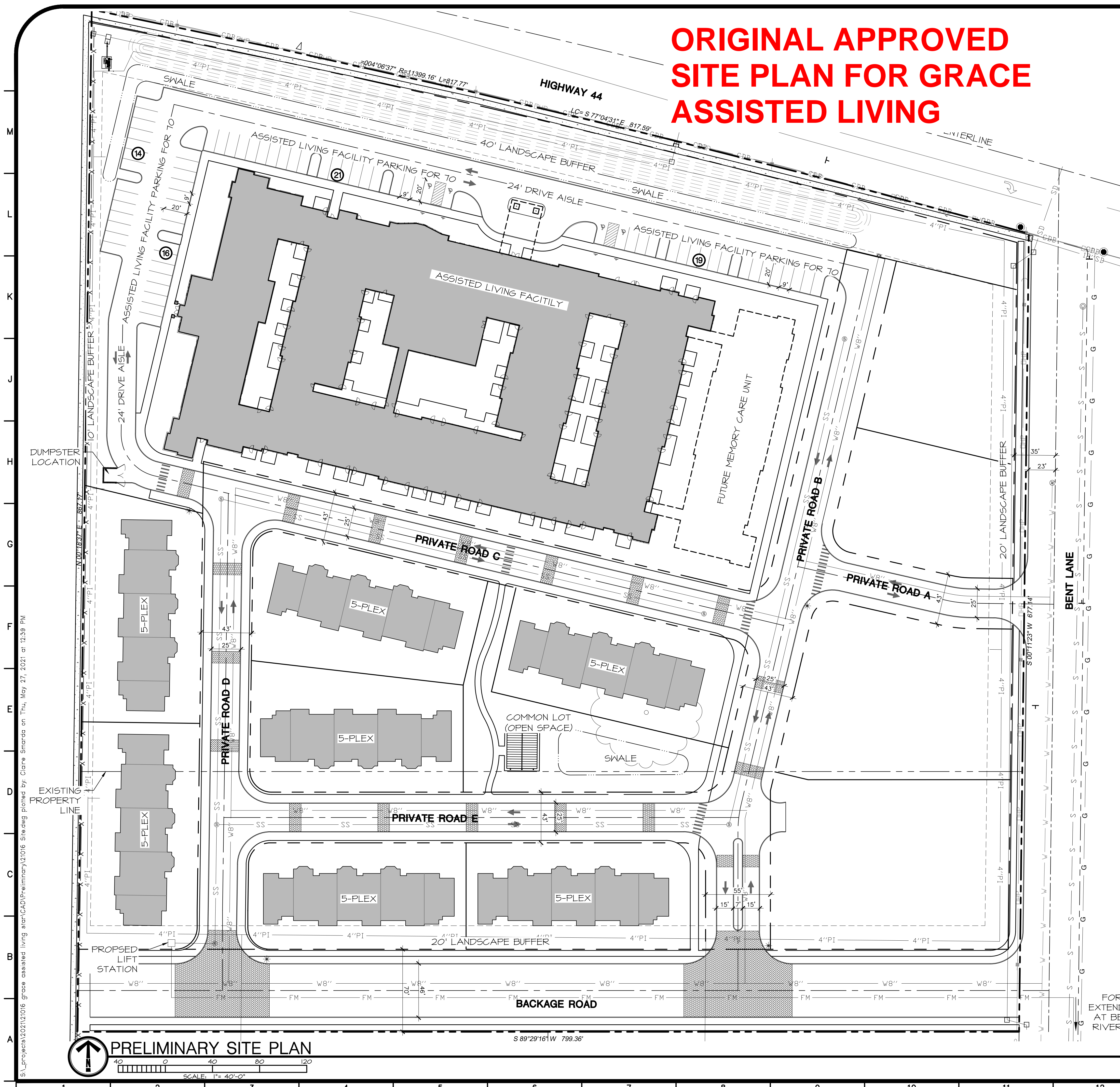


REVISIONS

No.	Date	Description

PROJECT NO.:	21016
DRAWN BY:	KH/CS
CHECKED BY:	JB/MW
DATE:	5/27/2021

SHEET NUMBER  
SP1.0



PRELIMINARY SITE PLAN

FORCE MAIN TO  
EXTEND TO MANHOLE  
AT BENT LANE AND  
RIVER RANCH LANE





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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

August 12, 2024

Shawn Nickel  
Planning Director & Zoning Administrator, City of Star  
10769 W State Street  
Star, Idaho 83669

**VIA EMAIL**

<b>Development Application</b>	<b>PUD-23-01; DA-21-19; PP-24-06</b>
<b>Project Name</b>	<b>Hacienda de Estrella Subdivision</b>
<b>Project Location</b>	SWC of SH-44 (MP 9.2) and Bent Lane in Star, Idaho
<b>Project Description</b>	14.24 acres for proposed mixed-use consisting of 42 residential lots, 8 live/work lots and 5 commercial lots.
<b>Applicant</b>	Becky Yzaguirre, Ardurra

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

1. This project abuts the state highway system.
2. A Traffic Impact Study (TIS) has been requested and scoped. It is anticipated to take ITD approximately 8 to 10 weeks to complete the review once ITD receives the TIS.
3. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov) or (208)334-8337.

Sincerely,

*Niki Benyakhlef*

Niki Benyakhlef  
Development Services Coordinator  
ITD District 3  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)





# Star Fire Protection District

DATE: October 4, 2024

TO: City of Star – Planning and Zoning

CC: Ardurra – Becky Yzaguirre

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Hacienda De Estralla Subdivision  
PUD-23-01, DA-21-19, PP-24-06

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review on the Planned Unit Development, Development Agreement Modification and Preliminary Plat applications for Hacienda De Estralla Subdivision, comments are as follows.

The Applicant is requesting approval of a Planned Unit Development, a Development Agreement Modification and a Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 1.1 mile(s) from the development entrance with an estimated 3-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

The Star Fire Protection District does not oppose the applications subject to compliance with all the following code requirements and conditions of approval.

## CONDITIONS OF APPROVAL:

### 1. Codes

- a. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- b. IFC code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

### 2. Side Set Back

- a. The fire district is opposed to the applicants request for decrease side setback of 3' (6' between buildings).
- b. The requested decrease to 3' poses a risk and will affect the safety of emergency crews and residents during an emergency.
- c. The fire district would be willing to work with the applicant to accept a 5' setback without fences.





# Star Fire Protection District

## 3. Water Supply

- a. Fire hydrants, capable of producing the required fire flow, shall be located along approved the development.
  - i. This development will be serviced by the Star Sewer and Water district.
  - ii. Fire hydrant spacing and installation shall meet the requirements of Star Sewer and Water District.
  - iii. If sufficient fire flow cannot be provided, an alternative such as automatic residential fire sprinkler system would be considered as an equivalent.

## 4. Fire Apparatus Access

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - a. The purposed two entrances meet the intent of the code for the number of lots within the development.

## 5. Additional Comments

- a. Fire District Review and Permits will be required for commercial lots.
- b. Live/work units shall have an approved NFPA 13 sprinklers system and fire alarm system installed
- c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.





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

TELEPHONE 208.454.8135  
FAX 208.454.2008

October 2, 2024

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

Ardurra Engineering  
332 N Broadmore Way,  
Nampa, ID 83687  
Attention: David Sterling PE/Lawrence L.  
Frostad PE

**RE: Hacienda De Estrella Subdivision  
PP-2024-06 Preliminary Plat & TIS**

**Jurisdiction**

By agreement with the City (Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

HD4, Star, & Middleton have adopted the Mid-Star Capital Improvement Plan for the greater Middleton-Star area. This plan, available on our website at [www.hwydistrict4.org/impact-fees](http://www.hwydistrict4.org/impact-fees), functions as a regional traffic impact study with a 20-year horizon. Individual traffic impact studies performed within this area may be done with a simplified scope, more specific to timing of system-level improvements (such as arterial intersections) shown on the plan, and the need for project-level improvements such as auxiliary turn lanes or intersection control modifications on collector or local streets.

**General**

Under the terms of the Public Agency Coordination Agreement, HD4 will review and provide comments to the city and developer for preliminary plats, final plats, and improvement drawings relating to public roadway construction. Submittals should be made to the highway district at the same time as the city to reduce delays in review timelines and allow for coordination of comments with the city. See the HD4 website for submittal requirements at [www.hwydistrict4.org/development](http://www.hwydistrict4.org/development). Preliminary and final plats should be approved by the highway district prior to final approval by the city.

HD4 received the preliminary plat for Hacienda De Estralla Subdivision on July 25, 2024, provides the following comments;



### **Access**

1. Per ACHD 7206.4.3, “Intersections/driveways located near future signalized intersection (or TIS recommendation) shall be located in accordance with one of the following, whichever is greater:
  - a. Outside the area of influence; OR ~220-feet for a right-in-right-out driveway and 440-feet for a full movement driveway”
2. HD4 policy reflects the same see HSDP 3061.020.C
3. Alpha Road does not meet full access spacing requirements, and is required to be constructed as RIRO (right-in, right-out) intersection. Landruff Lane will be constructed as a full access intersection.
4. Verify proposed ROW at Bent Ln/SH 44 is adequate for future warranted intersection improvements. (*TIS Roundabout*)

### **Preliminary Plat**

1. As per preliminary plat checklist, revise to callout at feature, removal of obstructions within the ROW.
2. Revise/Verify proposed SD area large enough for Bent/Landruff drainage, how will Bent drainage reach the SD facility? Review HD4 drainage HSDP 3070.
3. As per preliminary plat checklist, add note, “*The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.*”.
4. As per preliminary plat checklist, revise to provide CL radius dimensions, showing geometry meets standards. Can all interior roads be private?
5. Revise to show any proposed gravity irrigation.
6. Revise/Verify, is this area in a Floodway/zone and a minimum finish floor elevation required? (Zone AE). Review ACCHD 3070.060 & 3070.080 local roads (if public)
7. Revise/Verify does the internal, on street parking meet ACHD 7207.3.9, *Prohibited within 75' from any intersection.*
8. Revise to show pedestrian ramp locations .
9. Revise to indicate if any phasing is planned & order.
10. Revise to provide General Notes;
  - a. Any re-subdivision to comply to zoning regulations
  - b. Building set backs
  - c. No direct lot access to SH-44/Bent Ln/ Landruff.
  - d. Idaho code 22-4503, Agriculture recognition.
  - e. Utility easement on lots.
  - f. Common lots
  - g. Irrigation provision (Gravity)
  - h. Public utilities connection\easements and jurisdiction

### **TIS Comments**

1. Revise any reference to Canyon County Highway District (CCHD) to be Highway District 4 (HD4)



2. Include at a minimum the following other developments as background traffic:

The Quarry- 228 residential & 3 commercial lots ~2,170.5 vpd

River Park Estates Subdivision- 301 residential ~2,865.5 vpd

Star River Ranch No. 1, 2, and 3 Bent -270 residential ~2,570.4 vpd

Lake Haven Estates (fka Koa) Bent -27 residential ~257 vpd

Fagundes 67 (Toscano Est) ~1,600 vpd

Fagundes 93 (Sorano Est) ~3,789 vpd

Terramor Sub N of Sh-44 – mixed use ~14,832 vpd

Falling Star N of Sh-44-453 residential ~4,312.5 vpd

Rooster Hollow N of Sh-44— mixed use ~1,047 vpd

*Upon request, HD4 will provide TIS/scoping documents for the adjacent developments listed above.*

3. Provide correspondence from ITD regarding construction of roundabout at Bent/Hwy 44.
4. Revise to include impacts (am/pm trips) from planned or constructed developments south of Landruff/Bent intersection. (*Star River Ranch, Star River Meadows, (SRR-3) Legado Subdivision & Lake Haven Estates fka KOA*). see attached exhibit.
5. Revise to include impacts (am/pm trips) from planned or constructed developments west of Landruff/Bent intersection. (*River park estates, The Quarry, Toscano Estates & Sorano Estates*) see attached exhibit.
6. Page ii—project reduces level of service to F. Project is responsible for improving 100% of Bent/Hwy 44 intersection prior to phase 1 final plat signature.
7. Page 25—Review traffic from ITE Code 230. This data has 1 study. The ITE manual for this land use code does not provide enough data. Consider splitting apart the uses, e.g. Low rise dwelling units and floor area of commercial.
8. Page 25—Is it 8,000 SF fast food or 16,000 sf? See page 5 project description. Given this potential discrepancy there may be additional comments on the 2<sup>nd</sup> TIS submittal.
9. Revise, starting with exhibit #6, pg 27, intersection “A” per above comments is a Right-in/Right-out only intersection. Revise following exhibits and data accordingly.
10. Page 34—Turn lane analysis for Bent approach onto HWY 44 with ITD an approved configuration?
11. Determine a proportionate share of impacts to the SH 44/Bent Lane intersection, using the current background traffic + new developments described in Item #1 above.
12. Evaluate the need and/or timing of improvements to the SH 44/Bent Lane intersection (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements or modifications to intersection control are required for capacity or safety.
13. Evaluate the need for other improvements or control measures for any local road intersections with Blessinger Rd, Landruff Lane, Bent Lane, or any internal subdivisions streets, which may include but are not limited to auxiliary turn lanes, or all-way stop control.
14. Can-Ada/Hwy 44, is recognized as an existing deficiency so impact fees are not available to correct said intersection. Development is responsible for their proportionate share of



2029 traffic through that intersection. Averaging the AM and PM peak hour traffic in 2029 yields 17%. Development is responsible for 17% of the intersection improvement costs at Can-Ada/Hwy 44.

15. Given TIS review of Star Road, are comments anticipated from ACHD?

**Transportation Impacts:**

The application materials indicate the development consists of mixed-use commercial and residential multi-family units. Traffic impacts from the development will be mitigated through right-of-way dedication, construction of public improvements, offsite mitigation, traffic impact fees, or a combination of these means.

The Bent Lane/ SH 44 intersection serves as the primary connection with the regional highway system for this development and several existing subdivisions including Star River Ranch and Star River Meadows, and a number of planned developments including Legado Subdivision. This intersection is anticipated to drop below LOS D in 2026-2028, with 2028 PM peak hour delays > 300 seconds (TIS for Toscano Estates & Sorano Estates dated June 7, 2024, which includes the subject property development) & Lake Haven Estates. With significant intersection delays comes increases in crash rates, typically due to driver impatience and reduced gap acceptance. HD4 reserves the right, in coordination with Idaho Transportation Department, to withhold issuance of access permits to any or all developments using the Bent Lane/SH 44 intersection if safety concerns warrant in the future.

Improvements to the SH 44 corridor are under jurisdiction of ITD, which is currently undertaking a planning study to identify necessary future improvements. It is possible capacity and/or safety issues will reach critical levels prior to the design and construction of SH 44 corridor improvements by the state, which are not anticipated to be constructed prior to 2028 at the earliest. Longer timelines for improvements to this corridor by the state are more probable, such that HD4 expects local agencies and developers will need to fund interim improvements at several intersections along SH 44 (Can-Ada Rd, Bent Lane, Blessinger Rd, & Kingsbury Rd) to accommodate traffic growth in west Star.

HD4 does not have any projects planned at this time for HWY 44 & Bent, and improvements will have to adhere to the IDAPA 39.03.42 ITD Access Management spacing of ½ mile for signalized intersections.

A development agreement will be required by HD4 as a condition of preliminary plat approval, which will include an obligation to provide a proportionate share of costs for interim safety and capacity improvements on the SH 44 corridor, which may become necessary prior to action by Idaho Transportation Department.

HD4 has received applications for preliminary plats along the SH 44 corridor between Can Ada Rd and Kingsbury Rd, generating more than 25,000 new vehicle trips per day. Each of these developments will be expected to proportionately share in costs for interim improvements to SH 44 to address funding shortfalls from state or local agencies.

Preliminary plats are presented to the HD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat and TIS to address the comments above, and submit a single full size hard copy and an electronic copy of both items, for subsequent review.



Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on this matter.

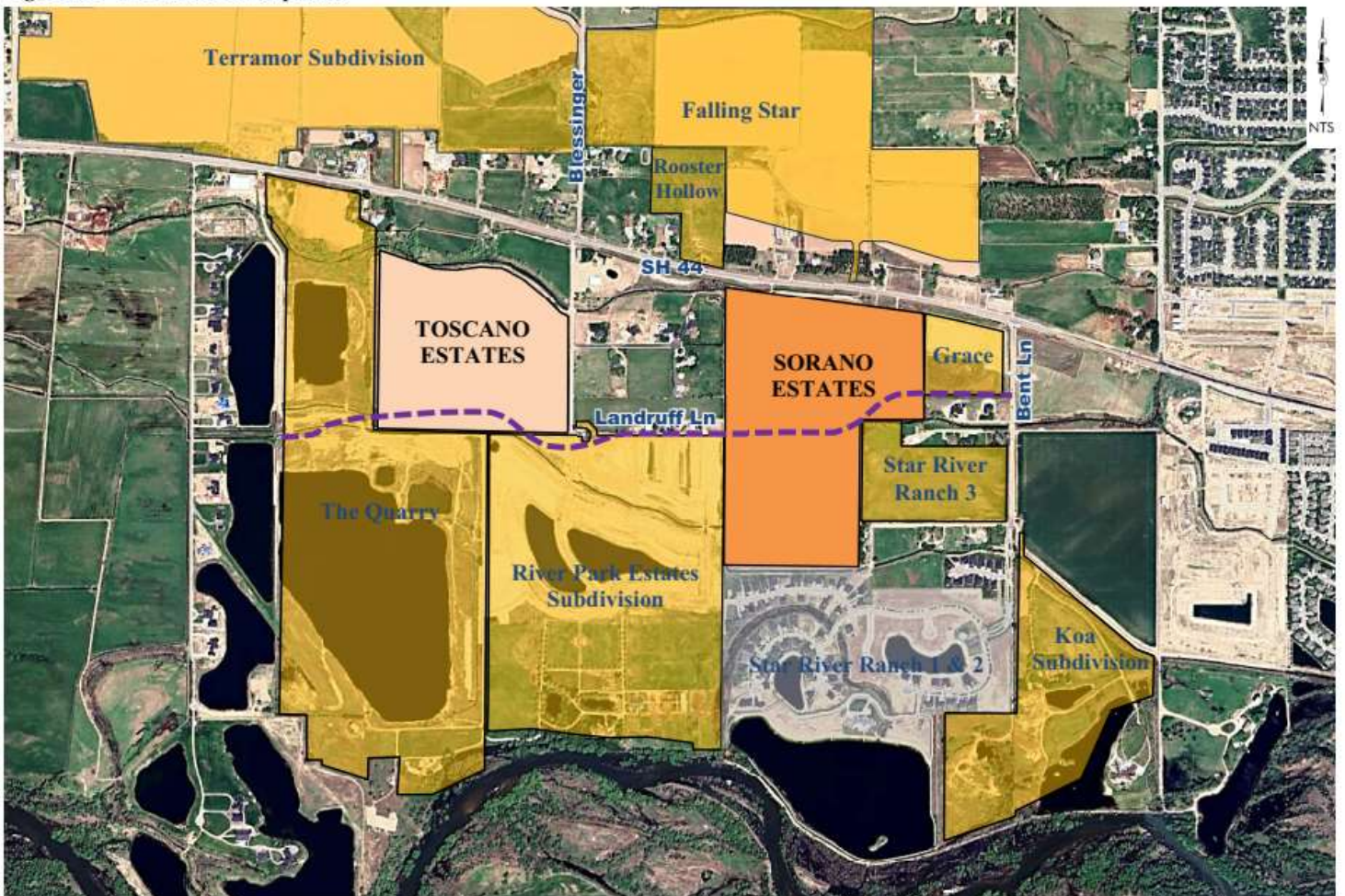
Respectfully,



Kraig Wartman  
Senior Engineering Tech.  
Highway District No. 4

CC; Chris Hopper, District Engineer  
File: Bent Lane- Hacienda De Estrella Subdivision

Figure 3.1 – In-Process Developments





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



Brad Little, Governor  
Jess Byrne, Director

August 5, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Hacienda De Estralla Subdivision  
Files #'s PUD-23-01 Planned Unit Development  
DA-21-19 Development Agreement Modification  
PP-24-06 Preliminary Plat

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), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.



- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

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