



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** April 19, 2022 – PUBLIC HEARING

**FILE(S) #:** CUP-22-01 Star Road Early Learning Center

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Owner**

Glenn Walker  
ADP Architects  
1831 E. Overland Road  
Meridian, Idaho 83642

**Representative:**

Epic Development II, LLC  
1831 E. Overland Road  
Meridian, Idaho 83642

### REQUEST

**Request:** The Applicant is seeking approval of a Conditional Use Permit (CU-22-01) for an Early Learning Center Facility, to include a 9,488 square foot building with parking and landscaping. The property is location at 594 N. Star Road in Star, Idaho.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the east side of N. Star Road, immediately south of the Star Elementary School. Ada County Parcel Number S0408325602.

### APPLICATION REQUIREMENTS

Pre-Application Meeting Held	January 27, 2022
Neighborhood Meeting Held	February 17, 2022
Application Submitted & Fees Paid	March 2, 2022
Application Accepted	March 4, 2022
Residents within 300' Notified	March 31, 2022

Agencies Notified  
Legal Notice Published  
Property Posted

March 4, 2022  
April 3, 2022  
April 5, 2022

## HISTORY

This property was approved for a Comprehensive Plan Amendment and Rezone (CPA-RZ-01) in 2009 from Medium Density Residential to Mixed-Use with a Development Agreement.

## ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

### UNIFIED DEVELOPMENT CODE:

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

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

MU MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Residential uses may be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

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

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

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

ZONING DISTRICT USES	MU
Educational Institution - Private	C

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone (3).			
C-2	35'	20'	5'	0'	20'

Notes:

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

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Mixed Use District

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed Use areas are not being used simply to justify high density residential use.

### 8.3 Goal:

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

### 8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

### 8.5.7 Policies Related Mostly to the Mixed Use Planning Areas:

- A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any Mixed Use area considering existing property owners rights.
- B. Development within the Mixed Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- C. In general, Mixed Use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed use building.
- D. Mixed use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient

roadway access, by means of backage or other roads, to the State Highway is provided. E. 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.

8.5.9 Additional Land Use Component Policies:

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

**PROJECT OVERVIEW**

**CONDITIONAL USE PERMIT:**

The applicant is requesting approval of a Conditional Use Permit for a 9,488 square foot early learning facility with a large outdoor play area. The Applicant is proposing 39 parking spaces which includes two ADA spaces. This exceeds the requirement of the Unified Development Code which calls for 3 spaces per classroom with a minimum of 9 total spaces. Access will be taken from Star Road with the parking lot established to create a hammer head, providing access for the fire department. The applicant has not asked for any setback waivers and the site plan is compliant with the required Mixed Use setbacks.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The submitted landscape plan meets this requirement.

**AGENCY RESPONSES**

Star Fire District	April 11, 2022
ACHD	March 30, 2022
DEQ	March 18, 2022
Star Sewer and Water	March 7, 2022

## PUBLIC RESPONSES

No public comments have been received.

## STAFF ANALYSIS & RECOMMENDATIONS

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

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

## CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Streetlights/Parking Lot lights shall comply with the Star City Code. **All lights 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 work with staff and submit a streetlight design that meets city standards prior to Building Permit.**
3. 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.
4. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
5. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
6. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
7. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.

8. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
9. A Certificate of Zoning Compliance will be required prior to the start of construction.
10. Any additional Condition of Approval as required by Staff and City Council.
11. Any Conditions of Approval as required by Star Fire Protection District.

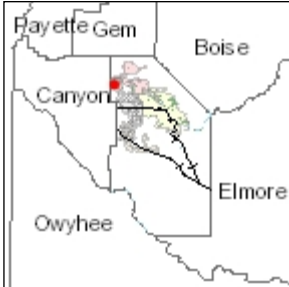
<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File Number CUP-22-01 for Star Road Early Learning Center on \_\_\_\_\_, 2022.



# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



**Legend**

- + Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels





RECEIVED  
 MAR 02 2022  
 BY: BV

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

## CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: <u>CU-22-01</u>	Fee Paid: <u>1150.<sup>00</sup></u>
Date Application Received: <u>3-2-2022</u>	Processed by: City: _____

### Applicant Information:

PRIMARY CONTACT IS: Applicant  Owner \_\_\_\_\_ Representative \_\_\_\_\_

Applicant Name: GLENN WALKER  
 Applicant Address: 1831 E. OVERLAND RD. Zip: 83642  
 Phone: 208.353.0734 Email: gwalker@adpboise.com

Owner Name: Epic Development II LLC  
 Owner Address: 1831 E Overland Rd Meridian, ID Zip: 83642  
 Phone: 775691-1859 Email: tmathews@epicdevelopmentco.com

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

Contact: GLENN WALKER Firm Name: ADP ARCHITECTS  
 Address: 1831 E. OVERLAND RD. MERIDIAN Zip: 83642  
 Phone: 208.353.0734 Email: gwalker@adpboise.com

### Property Information:

Site Address: 594 N. STAR RD. Parcel Number: 50408325602  
 Requested Condition(s) for Conditional Use: NEW LEARNING CENTER  
PROPOSED.

	Zoning Designation	Comp Plan Designation
Existing	<u>MU-PA</u>	
Proposed	<u>MIXED USE</u>	
North of site		
South of site		
East of site		
West of site		

**Site Data:**

Total Acreage of Site: 1.066  
Proposed Percentage of Site Devoted to Bldg Coverage: 20%  
Proposed Percentage of Site Devoted to Landscaping: 37%  
Number of Parking spaces: Proposed 39 Required \_\_\_\_\_  
Requested Front Setback: 76' Requested Rear Setback: 52'  
Requested Side Setback: 15' Requested Side Setback: 81'  
Requested Side Setback: \_\_\_\_\_  
Existing Site Characteristics: NONE

Number and Uses of Proposed Buildings: ONE  
Location of Buildings: ON SITE - 594 N. STAR RD.  
Gross Floor Area of Proposed Buildings: 9,488  
Describe Proposed On and Off-Site Traffic Circulation: ON SITE, PARKING IN FRONT OF BUILDING W/ DOUBLE ROW ON FRONT

Proposed Signs – number, type, location: (1) STREET SIGN (2) BLDG. SIGNS  
(include draft drawing) \_\_\_\_\_

Public Services (state what services are available and what agency is providing the service):  
Potable Water - YES  
Irrigation Water - YES  
Sanitary Sewer - YES  
Schools - \_\_\_\_\_  
Fire Protection - YES  
Roads - YES

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

Subdivision/Project Name: NWISW/EARLY LEARNING CENTER Phase: 1  
Special Flood Hazard Area: total acreage 2 number of homes/structures \_\_\_\_\_

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

## Application Requirements:

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

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

1150

## Site Plan (If applicable):

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

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

**Landscape Plan (If applicable):**

	<b>The following items must be included on the landscape plan:</b>	
✓	• Date, scale, north arrow, and project name	
↓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
↓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
↓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
↓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
↓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
↓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
↓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
↓	• Proposed screening structures	
↓	• Design drawings(s) of all fencing proposed	
↓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➢ Number of street trees and lineal feet of street frontage</li> <li>➢ Width of street buffers (exclusive of right-of-way)</li> <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>	

**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.**

\_\_\_\_\_ 

\_\_\_\_\_ 2/22/22





GLENN WALKER, AIA  
1891 N. Wildwood St.  
Ph (208) 353-0734

ARCHITECT & PLANNER  
Boise, Idaho 83713

Date: March 1, 2022

Re: 594 N. Star Rd. Star Idaho 83669 – Early Learning Center

The owner Epic Development is looking at constructing a new 9,294 sq. ft. Early Learning Center. The tenants of this building is from out-of-state and looking to start their business here in Idaho.

The building itself will consist of wood construction, the roof will be an architectural grade shingled roof, walls being a horizontal lap siding, with a mixture of board and batt siding. The front entrance will have a gable look with exterior columns. The main roof line will be a Dutch-Gable roof system. The colors will be white siding, with black shutters, black shingles and black window frames.

The site plan, will have a good mixture of landscaping, paving and building for the overall coverage of the site. This site will have the required parking out front, along with (2) accessible parking stalls. The proposed 28'-0" high facility is well under the allowed maximum height and the facility is situated such that it complies with the setback requirements for the MU-DA Zone.

We have shown landscaping to enhance the building design which will be consistent with good practices and will have a variety of plant materials. The landscape plan will have similar soft and hard surfaces as the existing surrounding buildings.

The site lighting will be done with lights from the building. All wall mounted exterior light fixtures which will transmit the light downward towards the parking only.

We hope this project will be acceptable to the planning department. We feel that this new building will add to the quality of architecture and distinctiveness of the area, also fit the needs of the owners.

Please call if you have any questions or comments,

Sincerely,

Glenn Walker, AIA,  
ADP Architects, PA



NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	1/3/2022

PROFESSIONAL SEAL

**ADP ARCHITECTS**  
ARCHITECTURE & REAL ESTATE PLANNING  
GLENN WALKER, AIA  
1891 N. WILDWOOD ST.  
BOISE, IDAHO 83713  
OFFICE: 208-353-0734  
gwalker@adpphoto.com

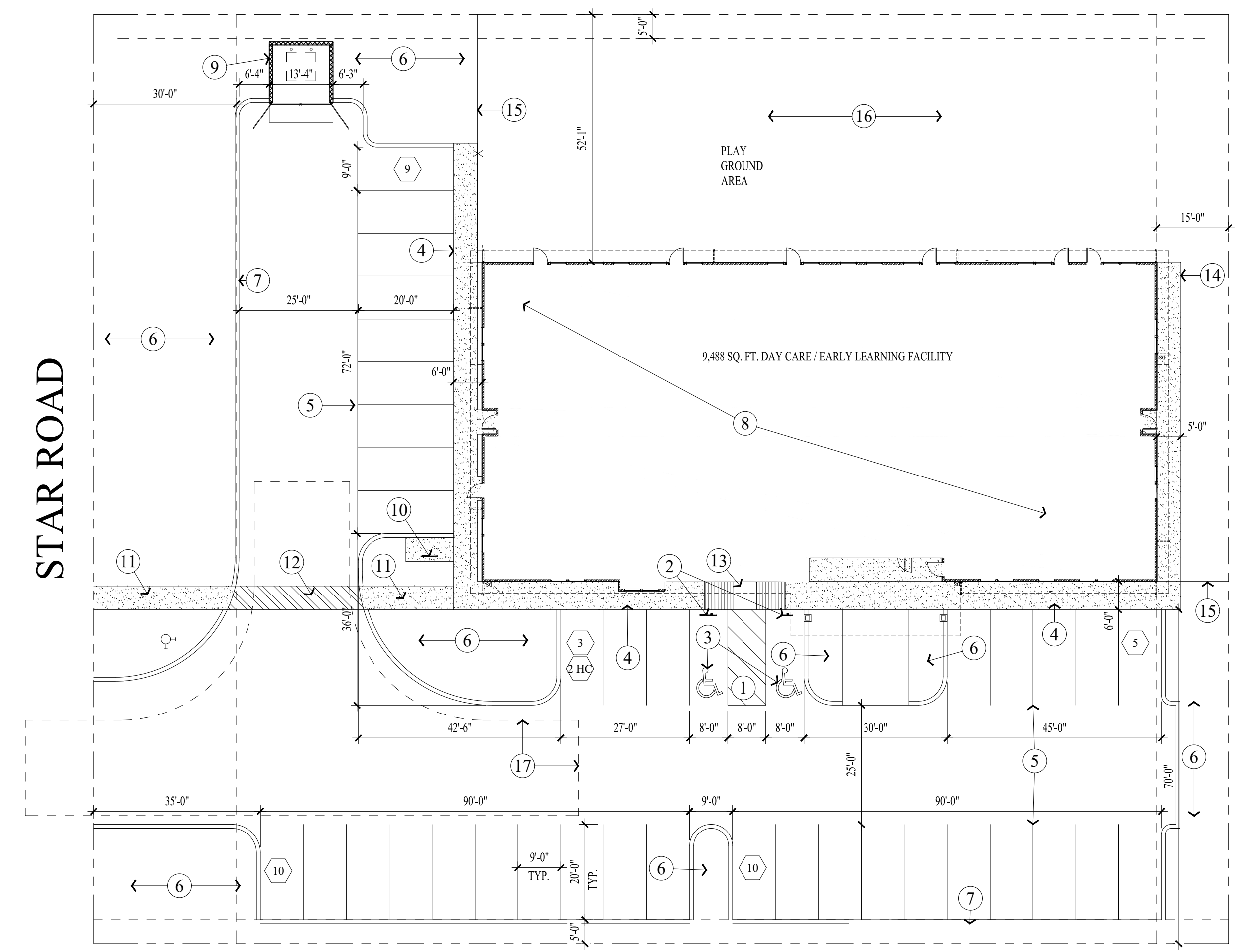
PROJECT NAME:  
NEW FACILITY FOR:  
EARLY LEARNING CENTER  
594 N. STAR RD.  
STAR, IDAHO 83669  
**OVERALL SITE PLAN**

JOB NO:	21202
DATE:	01-03-22
DRAWN BY:	JN

SHEET NUMBER  
**A-1.0**  
PLOT DATE:  
Mar 03, 2022 - 2:04pm

**KEY NOTES**

- 1 8'-0" WIDE HANDICAP ACCESS AISLE PAINTED w/ TRIPS.
- 2 HANDICAP SIGN MOUNTED TO POST. REFER TO DETAIL 8/A-1.1 TYP., AT EACH ACCESSIBLE STALL.
- 3 PAINTED HANDICAP SYMBOL, REFER TO DETAIL 3/A-1.1 TYP., AT EACH ACCESSIBLE STALL.
- 4 NEW 6'-0" WIDE x 4" THICK CONCRETE SIDEWALK W/ TURNDOWN EDGE REFER TO DETAIL 2/A-1.1
- 5 4" WIDE PAINTED PARKING STALL DIVIDER STRIPS, TYP.
- 6 LANDSCAPE ISLAND/AREA, REFER TO LANDSCAPE PLAN, TYP. AS SHOWN
- 7 EXTRUDED CURB TYP. REFER TO DETAIL 4/A-1.1
- 8 NEW FACILITY REFER TO FLOOR PLAN SHEETS
- 9 13'-4"W x 12'-8"L TRASH ENCLOSURE, REFER TO DETAIL 1/A-1.2
- 10 BICYCLE RACK PARKING ON CONCRETE PAD, REFER TO DETAIL 7/A-1.1
- 11 5'-0" WIDE SIDEWALK FOR CONNECTION TO STREET
- 12 STRIPE AREA FOR ACCESSIBLE ROUTE FROM BUILDING ENTRY TO PUBLIC RIGHT-OF-WAY, WIDTH = 5'-0"
- 13 ADA PED RAMP, REFER TO DETAIL 6/A-1.2
- 14 5'-0" WIDE X 4" THICK CONCRETE SIDEWALK W/ TURNDOWN EDGE REFER TO DETAIL 2/A-1.1
- 15 6 FT. TALL WHITE VINYL FENCE, FOR PLAY AREA
- 16 OUTDOOR PLAY AREA
- 17 FIRE TRUCK TURN-AROUND AREA



**OWNER DATA**

OWNER: EPIC DEVELOPMENT  
1831 E. OVERLAND RD.  
MERIDIAN, IDAHO 83642

ARCHITECT: ADP ARCHITECTS, PA  
1891 N. WILDWOOD ST.  
BOISE, IDAHO 83713

PROPERTY DESCRIPTION:  
Parcel: S0408325602  
Year: 2021  
Parcel Status: Active in 2021  
Primary Owner:  
EPIC DEVELOPMENT IDAHO II LLC  
Zone Code: MU-DA  
Total Acres: 1.066  
Tax Code Area: 07  
Instrument Number:  
2021157697  
Assessor ID:  
PAR #5602 @ CTR W POR NW4SW4  
SEC 8 4N 1W  
#325601-B

Address: 594 N STAR RD STAR, ID 83669  
Subdivision: 4N 1W 08  
Land Group Type: SECT  
Township/Range/Section: 4N1W08

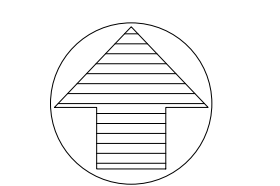
**SITE DATA**

PROJECT RECAP	
• ADDRESS	594 N STAR RD STAR, ID 83669
• PARKING STALLS PROVIDED	37 STALLS TOTAL (2) H.C. PARKING STALL
• TOTAL SITE AREA	46,370 SQ. FT. OR 1.06 ACRES
• TOTAL BUILDING AREA:	9,488 SQ. FT. NEW - TOTAL
• BUILDING COVERAGE:	2046 OR 20%
• PAVED AREA:	16,639 S.F. 358 OR 36%
• LANDSCAPE AREA:	17,193 S.F. 370% OR 37%
• OTHER AREA: - INCLUDING BUT NOT LIMITED TO: CONCRETE, CURBING, AND SIDEWALKS	3,245 S.F. 07 OR 7%

**SYMBOL LEGEND**

X = AMOUNT OF PARKING STALLS

**OVERALL SITE PLAN**



**NORTH**

SCALE: 1" = 20'-0"

DATE	1/3/2022
NO. REVISIONS	ISSUE FOR PERMIT
1	

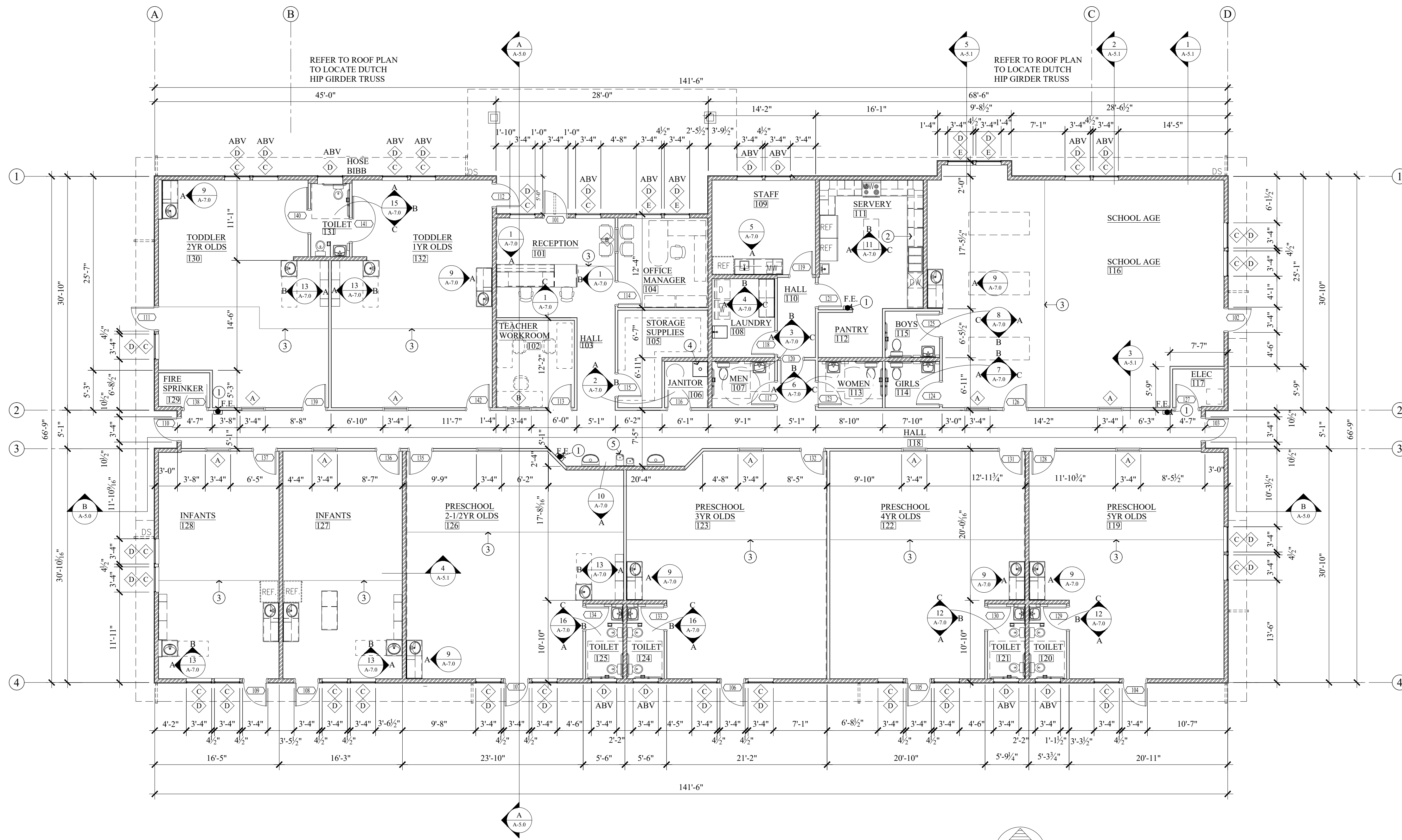
PROFESSIONAL SEAL

**ADP ARCHITECTS**  
ARCHITECTURE & REAL ESTATE PLANNING  
GLENN WALKER, AIA  
1891 N. WILWOOD ST.  
BOISE, IDAHO 83713

PROJECT NAME:  
**NEW FACILITY FOR:  
EARLY LEARNING CENTER  
594 N. STAR RD.  
STAR, IDAHO 83669**

JOB NO: 21202  
DATE: 01-03-22  
DRAWN BY: JN

SHEET NUMBER  
**A-2.0**  
PLOT DATE: 1/25/22 - 4:41 pm



**GENERAL NOTES**

2x6 EXTERIOR FRAMING W/DBL. TOP PLATE AND SINGLE BOTTOM PLATE. INTERIOR FRAMING TO BE 2x4 (TYP. UNLESS NOTED OTHERWISE). ALL PLUMBING WALLS TO BE 2x6 FRAMING.

ALL STRUCTURAL LUMBER SIZED FOR #2 OR BETTER DOUG-FIR LARCH.

R-21 BATT INSULATION AT EXTERIOR WALLS W/4 MIL. CLEAR V.B. AT WARM SIDE.

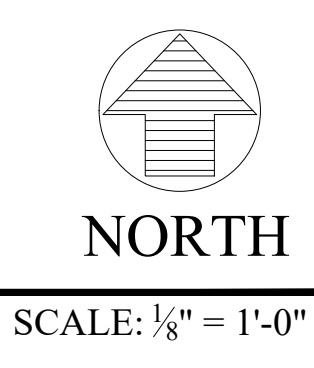
NOMINAL R-38 CEILING INSULATION (UNLESS NOTED OTHERWISE).

ALL ACCESSORIES (I.E. GRAB BARS, TOWEL BARS, PAPER DISPENSERS, AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS. SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

USE TEMPERED GLAZING IN DOORS. SLIDING PATIO DOORS, STORM DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION, & FIXED PANELS GREATER THAN 9 S.F. WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR (SEE PLAN).

NOTE:  
FIRE EXTINGUISHERS SHALL CARRY A MINIMUM OF 2-A-10-B-C RATING AND SPACED ON THE BASIS OF ONE 2-A RATING FOR EACH 4,000 SQ. FT. OF FLOOR AREA, WITH A MAXIMUM 75 FT. TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON HANGERS OR BRACKETS, OR IN CABINETS. IF A CABINET HOUSING IS PROVIDED, THE CABINET SHALL NOT BE LOCKED. MOUNT HANDLE AT 48" A.F.F. EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED ALONG NORMAL PATHS OF TRAVEL, WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. THE FIRE EXTINGUISHERS SHALL BE CURRENT WITH INSPECTION TESTING AND PROVIDED WITH A QUALIFIED AND APPROVED INSPECTION. (IFC 906, NFPA 10)

**FLOOR PLAN**



FLOOR PLAN KEY NOTES		SYMBOL LEGEND	
1 SEMI-RECESSED FIRE EXTINGUISHER CABINET 2-A-10-B-C RATING FIRE EXTINGUISHER AS MFR BY "JL" OR EQ. REFER TO NOTE THIS SHEET.	7 WALK-OFF CARPET TILE MATT 6'-0" x 4'-0"	X WINDOW TYPE, REFER TO SHEET A-11.0	
2 BUILT-IN MILLWORK, REFER TO DETAIL 1/A-9.0. VERIFY W/ OWNER FINAL CABINERY DESIGN PRIOR TO CONSTRUCTION & INSTALLATION	8 BOTTLE PREP SINK, REGULAR MOUNTING HEIGHT, TOP OS SPOUT 34" A.F.F.	104A DOOR TYPE, REFER TO SHEET A-11.0	
3 FLOOR FINISH TRANSITION.	9 HAND WASHING SINK, REGULAR MOUNTING HEIGHT, TOP OS SPOUT 34" A.F.F.		
4 PROVIDE SERVICE SINK, WITH FRP BEHIND SINK EACH WALL 4'-0" ABOVE SINK. PROVIDE BROOM AND MOP HOLDER.	10 CHILD HEIGHT HAND WASHING SINK, TOP OF SPOUT 24" A.F.F.		
5 PROVIDE HIGH / LOW DRINKING FOUNTAIN	11 STACKABLE WASHER & DRYER		
6 ROOF LADDER TO MECH. CEILING MOUNTED EXHAUST FAN PLATFORM, REFER TO DETAIL 1/A-7.0 FOR LADDER DETAIL	12 5'-6" x 10'-0" LVT AREA		

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	1/3/2022

PROFESSIONAL SEAL

**ADP ARCHITECTS**  
 ARCHITECTURE & REAL ESTATE PLANNING  
 GLENN WALKER, AIA  
 1891 N. WILDWOOD ST.  
 BOISE, IDAHO 83713  
 OFFICE: 208-353-0734  
 gwalker@adpphoto.com

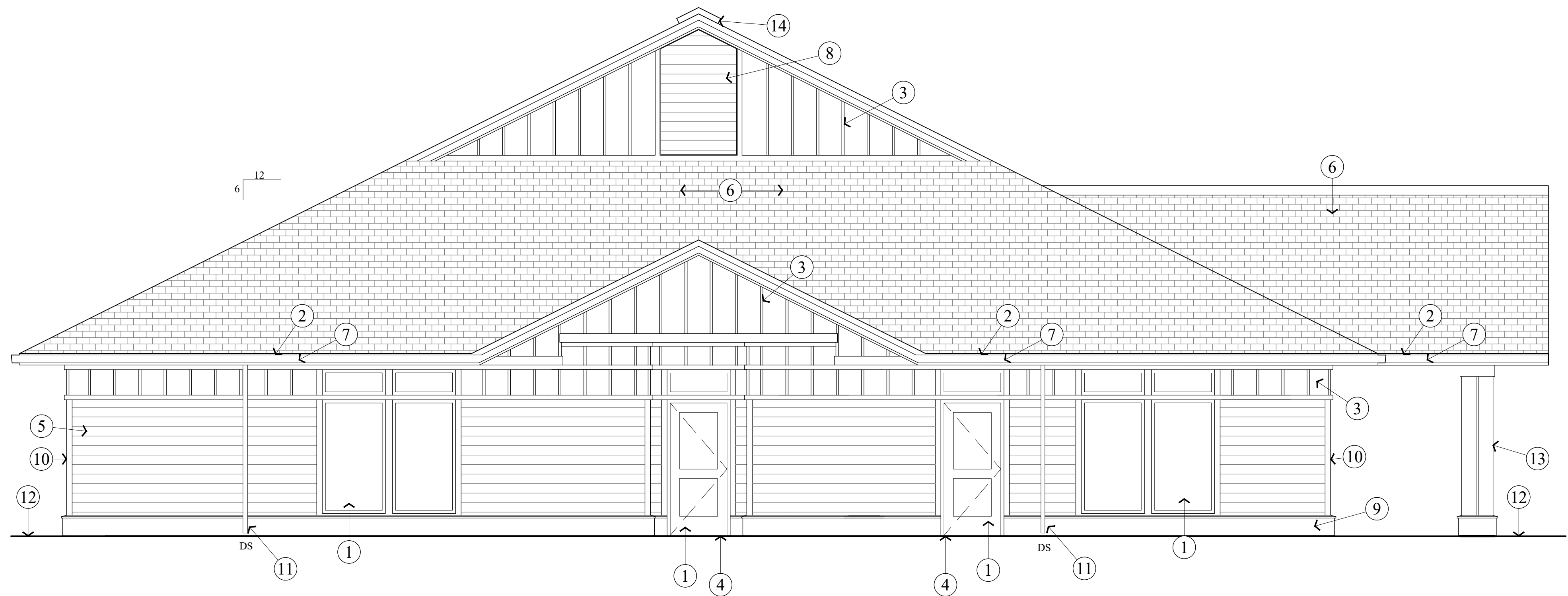
PROJECT NAME:  
**NEW FACILITY FOR:  
 EARLY LEARNING CENTER  
 594 N. STAR RD.  
 STAR, IDAHO 83669**

JOB NO: 21202  
 DATE: 01-03-22  
 DRAWN BY: JN

SHEET NUMBER  
**A-3.0**

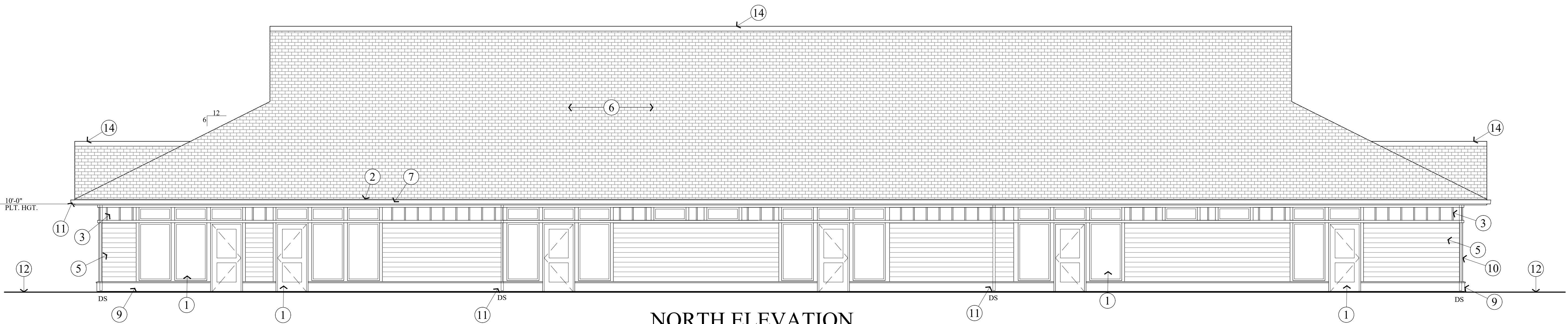
PLAT DATE: Mar 03, 2022 - 2:21 pm

EXTERIOR FINISH SCHEDULE			
ITEM	MATERIAL	FINISH	COLOR
VERTICAL PANEL SIDING	CEMENTITIOUS	PAINT	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
VERTICAL BATTENS	WOOD	PAINT	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
TRIM	WOOD	PAINT	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"
ROOFING	LAMINATED FIBERGLASS		TO BE SELECTED
FASCIA BOARD	WOOD	PAINT	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"
GUTTERS	SHEET METAL; SHOP PRIMED	PAINT	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"
HORIZONTAL LAP SIDING	CEMENTITIOUS	PAINT	SHERWIN WILLIAMS SW2802 "ROCKWOOD RED"
CORNER TRIM	WOOD	PAINT	SHERWIN WILLIAMS SW2802 "ROCKWOOD RED"
WINDOW TRIM	WOOD	PAINT	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
WINDOW	VINYL	PREFINISHED	MILGARD STANDARD "TAN"
BASE TRIM	WOOD	PAINT	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"
SOFFIT	T111 PLYWOOD	PAINT	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
PLUMBING VTR	PVC	PAINT	BLACK
HVAC EXHAUST ROOF HOODS	METAL	PAINT	BLACK
HOT WATER TANK EXHAUST FLUE	METAL	PAINT	BLACK
ROOF FLASHING	METAL SHOP PRIME	PAINT	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"
WINDOW FLASHING	METAL SHOP PRIME	PAINT	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
DOORS	REFER TO DOOR FINISH SCH A601	REFER TO DOOR FINISH SCH A601	SHERWIN WILLIAMS SW7750 "OLYMPIC RANGE"
DOORS FRAMES	REFER TO DOOR FINISH SCH A601	REFER TO DOOR FINISH SCH A601	SHERWIN WILLIAMS SW2855 "SYCAMORE TAN"
DOWNSPOUTS	SHEET METAL; SHOP PRIMED	PAINT	SHERWIN WILLIAMS SW2802 "ROCKWOOD RED"
WEATHER LOUVERS	ALUMINUM SHOP PRIME	PAINT	GREENHECK "SIERRA TAN"
BOLLARDS	GALV STEEL	PAINT	SHERWIN WILLIAMS SW2802 "ROCKWOOD RED"
CMU @ REFUSE ENCLOSURE	GROUND FACE CMU	CLEAR SEALER	TO BE SELECTED
STEEL @ REFUSE ENCLOSURE	GALV SHOP PRIMED	----	SHERWIN WILLIAMS SW7505 "MANOR HOUSE"



**WEST ELEVATION**

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



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

**KEY NOTES**

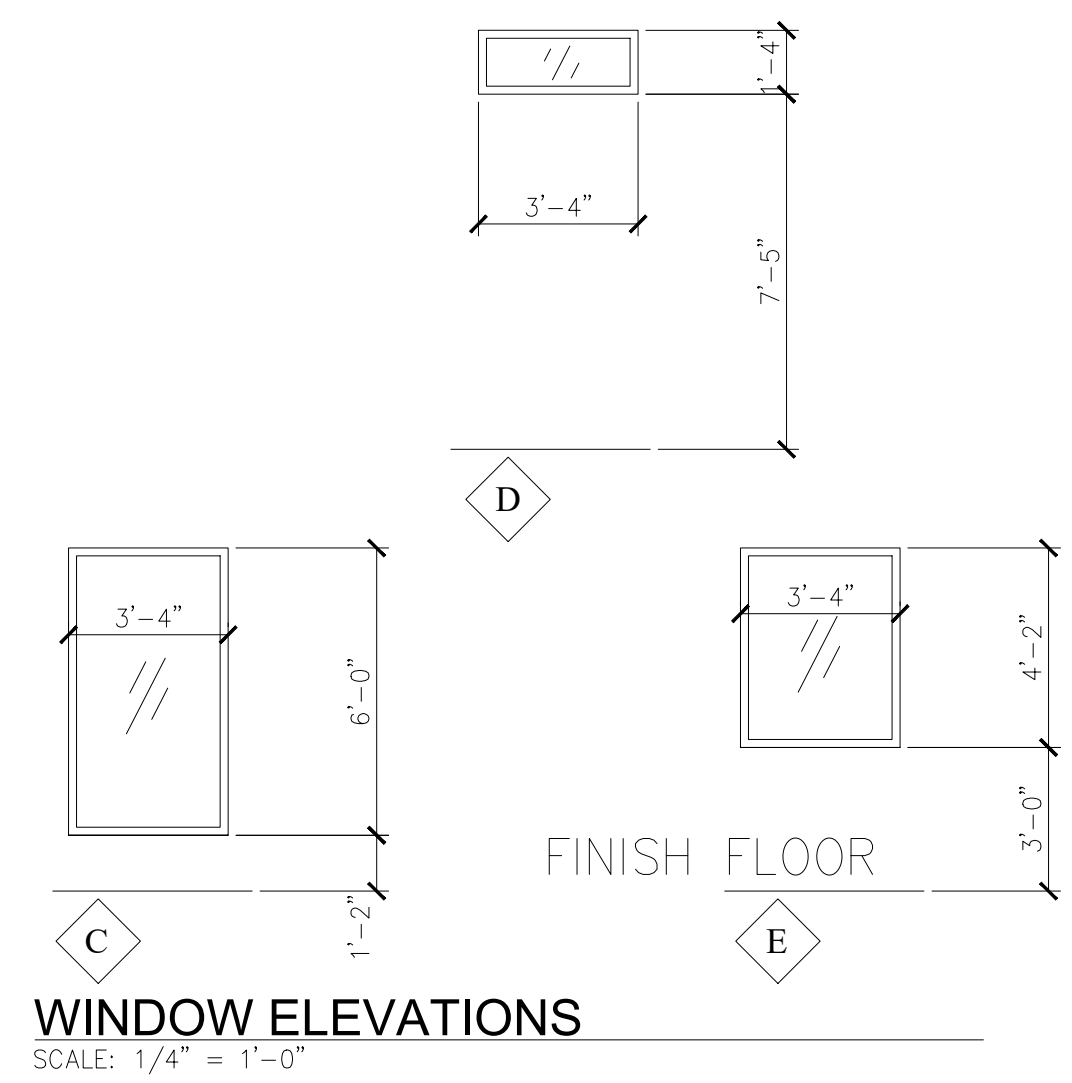
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|---|---|
| 1 DOOR OR WINDOW, REFER TO SCHEDULES SHEET A-7.2  | 8 METAL LOUVER (COORDINATE W/ MECH.)  |
| 2 CONT. METAL GUTTER  | 9 WATER TABLE TRIM  |
| 3 PANEL SIDING W/ 1 x 2 BATTENS @ 16" O.C.  | 10 WOOD CORNER TRIM   |
| 4 SLOPE EXTERIOR CONCRETE WALKWAY 1/2" PER FOOT AWAY FROM BUILDING AT ALL DOORS.  | 11 4" x 4" PRE-FIN. METAL GUTTER W/DOWNSPOUTS W/ 12" x 24" PRECAST CONC. SPLASHBLOCK. SEE ELEVATIONS AND ROOF PLAN FOR DOWNSPOUT LOCATIONS - PROVIDE DOWNSPOUTS LOCATOR PER INDUSTRY STANDARDS. |
| 5 HORIZONTAL LAP SIDING   | 12 EXTERIOR GRADE   |
| 6 ARCHITECTURAL GRADE SHINGLE ROOFING, OVER ICE & WATER SHIELD OVER APA RATED ROOF SHEATING. REFER SHINGLE SPEC. ON SHEET A-4.0 | 13 EXTERIOR COLUMN REFER TO DETAIL 7/A-7.1  |
| 7 FASCIA BOARD & TRIM BOARD   | 14 HIGH PROFILE RIDGE CAP   |

**EXTERIOR NOTES**

- VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CC&S PRIOR TO CONSTRUCTION.
- DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- INSTALL ALL EXTERIOR FINISHES PER MANUFACTURERS SPECIFICATIONS.
- T&G STAINED CEDAR #2 ROUGH SAWN SOFFIT BOARD W/ MINWAX STAIN COLOR RED OAK.
- TYPE OF INSULATION BEING INSTALLED OMTS NEED FOR ALL ROOF VENTS AT SOFFITS AND RIDGE VENTS. ATTIC MUST BE VENTILATED. REFER TO MECHANICAL & ELECTRICAL DRAWINGS AND DESCRIPTION ON PAGE A-5.0

**SPECIFICATIONS**

**HORIZONTAL SIDING**  
 PRODUCT: 6" HARDPLANK LAP SIDING PRE-PRIMED THEN PAINTED, STYLE AND COLOR AS SELECTED BY OWNER.



**WINDOW ELEVATIONS**

DATE	1/3/2022
NO. REVISIONS	1
ISSUE FOR PERMIT	

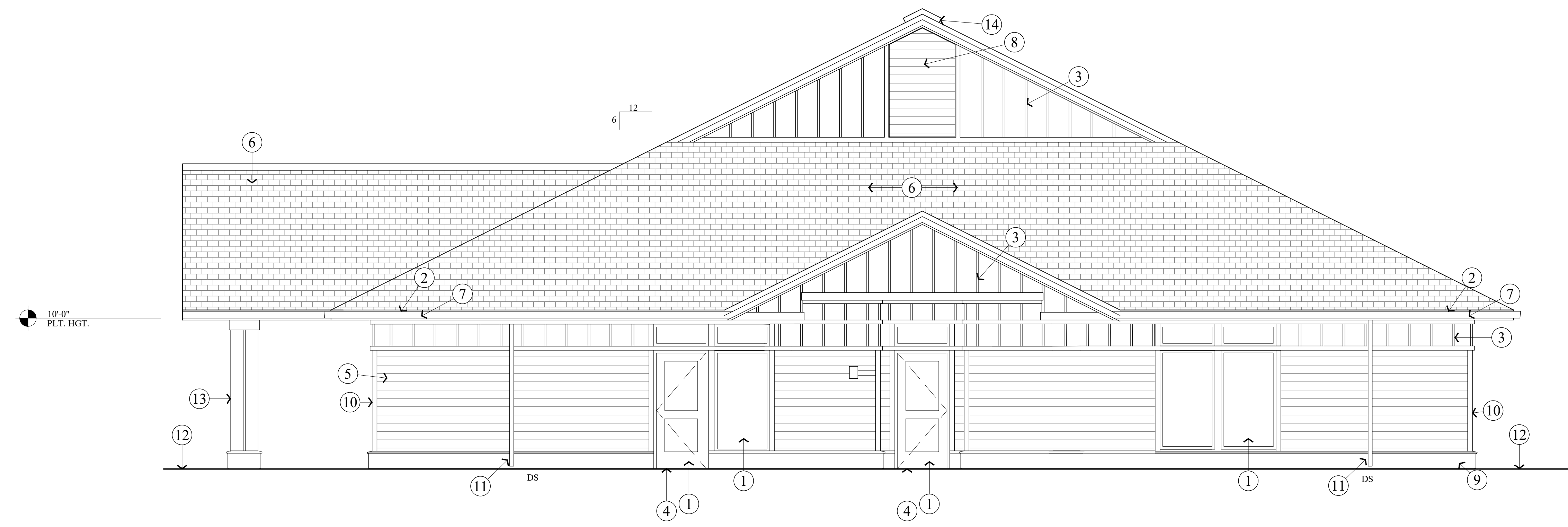
PROFESSIONAL SEAL

**ADP ARCHITECTS**  
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 BOISE, IDAHO 83713  
 OFFICE: 208-353-0734  
 gwalker@adpphoto.com

PROJECT NAME:  
**NEW FACILITY FOR:  
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 594 N. STAR RD.  
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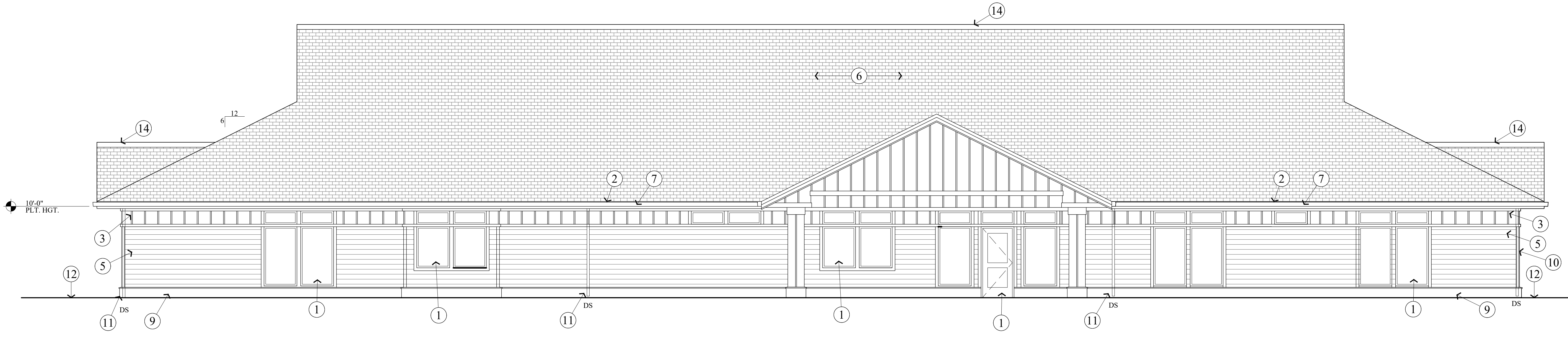
JOB NO: 21202  
 DATE: 01-03-22  
 DRAWN BY: JN

SHEET NUMBER  
**A-3.1**  
Plot Date: Nov 03, 2022 - 2:22 pm



**EAST ELEVATION**

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



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

KEY NOTES	
1 DOOR OR WINDOW, REFER TO SCHEDULES SHEET A-7.2	8 METAL LOUVER (COORDINATE W/ MECH.)
2 CONT. METAL GUTTER	9 WATER TABLE TRIM
3 PANEL SIDING W/ 1 x 2 BATTENS @ 16" O.C.	10 WOOD CORNER TRIM
4 SLOPE EXTERIOR CONCRETE WALKWAY 1/2" PER FOOT AWAY FROM BUILDING AT ALL DOORS.	11 4" x 4" PRE-FIN. METAL GUTTER W/DOWNSPOUTS W/ 12" x 24" PRE-CAST CONC. SPLASHBLOCK. SEE ELEVATIONS AND ROOF PLAN FOR DOWNSPOUT LOCATIONS - PROVIDE DOWNSPOUTS LOCATIONS PER INDUSTRY STANDARDS.
5 HORIZONTAL LAP SIDING	12 EXTERIOR GRADE
6 ARCHITECTURAL GRADE SHINGLE ROOFING, OVER ICE & WATER SHIELD OVER APA RATED ROOF SHEATING. REFER SHINGLE SPEC. ON SHEET A-4.0	13 EXTERIOR COLUMN REFER TO DETAIL 7/A-7.1
7 FASCIA BOARD & TRIM BOARD	14 HIGH PROFILE RIDGE CAP

EXTERIOR NOTES
1. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CC&S PRIOR TO CONSTRUCTION.
2. DO NOT SCALE ELEVATIONS. VERIFY ALL UNKNOWN DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
3. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURERS SPECIFICATIONS.
4. T&G STAINED CEDAR #2 ROUGH SAWN SOFFIT BOARD W/ MINWAX STAIN COLOR RED OAK.
5. TYPE OF INSULATION BEING INSTALLED OMTS NEED FOR ALL ROOF VENTS AT SOFFITS AND RIDGE VENTS. ATTIC MUST BE VENTILATED. REFER TO MECHANICAL & ELECTRICAL DRAWINGS AND DESCRIPTION ON PAGE A-5.0

SPECIFICATIONS
HORIZONTAL SIDING PRODUCT: 6" HARDPLANK LAP SIDING PRE-PRIMED THEN PAINTED, STYLE AND COLOR AS SELECTED BY OWNER.

REFER TO A-3.0 FOR EXTERIOR FINISH SCHED. & WINDOW ELEV.





# MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters  
11665 W. State St., Suite B  
Star, Idaho 83669

Tel. No.: (208) 286-7772  
Web: [www.midstarfire.org](http://www.midstarfire.org)  
Email: [permits@starfirerescue.org](mailto:permits@starfirerescue.org)

---

DATE: April 11, 2022  
TO: City of Star Planning & Zoning  
City of Star Council  
FROM: Victor Islas, Deputy Chief  
SUBJECT: Fire District Review  
PROJECT NAME: Early Learning Facility (CU-22-01)

## Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC), AHJ requirements and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 0.7 miles with a travel time of 2 minutes under ideal driving conditions to the purposed entrance.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
  - 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.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. Purposed emergency access/turn-around hammer head will meet the intent of the fire code.
  - e. Signs – Fire Lane signs shall be in place to keep turn around clear at all times.
  - f. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
  - g. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.





# MIDDLETON STAR FIRE DISTRICTS

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- h. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"

- i. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
4. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Flow: Minimum Fire Flow requirements for 9,488 square feet building will be 2,750 GPM for a duration of 2 hours as per Appendix B of the International Fire Code
  - b. Automatic Fire Sprinklers will be required
    - i. Contractor to submit sprinkler plans to State Fire Marshal's Office & AHJ for review, approval and permitting.
  - c. Water Supply: Hydrants to be placed no less than 100ft from the Riser Room FDC.
  - d. Water Supply: Life Safety water lines to be separate from domestic water lines.
  - e. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
  - f. Water Supply: Fire hydrants shall have a Storz LDH connection in place of the 4 1/2" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
5. **Additional Comments:**
- a. Knox Box Required <https://www.knoxbox.com/3901>
  - b. Fire Extinguishers per IFC 906
  - c. Fire Alarm Required.
    - i. Contractor to submit Alarm plans to State Fire Marshal's Office & AHJ for review, approval and permitting.
    - ii. Additional permitting for electrical is required by the City of Star.
  - d. Commercial Kitchen Hood Required.
  - e. Means of Egress Illumination per IFC 1008
  - f. Emergency Preparedness as per IFC Chapter 4 for Group E Occupancies
  - g. Final inspection for Fire Code Compliance is required prior to issuing the Certificate of Occupancy.



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

March 18, 2022

By e-mail: [snickel@staridaho.org](mailto:snickel@staridaho.org)

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

Subject: Star Early Learning Facility, CU-22-01

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

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

- Per 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 David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### **4. SURFACE WATER**

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

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

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.



Response to Request for Comment

March 18, 2022

Page 5

- 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,

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

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2022AEK47



Mary May, President  
Alexis Pickering, Vice-President  
Jim D. Hansen, 2<sup>nd</sup> Vice President  
Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner

March 30, 2022

To: ADP Architects  
Glenn Walker  
1831 E. Overland Road  
Meridian, Idaho 83642

Subject: STAR22-0004/ CU-22-01  
594 N. Star Road  
Early Learning Facility

The applicant is requesting approval of a conditional use permit for the construction of the Early Learning, 9,488 square foot Day Care Facility with parking on a 1.066 acre site.

## A. Findings of Fact

### 1. **Star Road**

a. **Existing Conditions:** Star Road is improved with 2-travel lanes, on-street bike lanes, on-street parking lane, vertical curb, gutter, and 7-foot wide attached concrete sidewalk abutting the site. There is 64-feet of right-of-way for Star Road (32-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Star Road is designated in the MSM as a Towncenter Collector with 2-lanes and on-street bike lanes, a 46-foot street section within 50-70-feet of right-of-way.

- c. **Applicant's Proposal:** The applicant is proposing no improvements to Star Road abutting the site.
- d. **Staff Comments/Recommendations:** Star Road is fully improved with 2-travel lanes, on-street bike lanes, on-street parking lane, vertical curb, gutter, and 7-foot wide attached concrete sidewalks within 64-feet of right-of-way for Star Road, 32-feet from the centerline consistent with the MSM. Therefore, no additional improvements or right-of-way dedication are required for Star Road as part of this development application.

Consistent with the District's Minor Improvements Policy, the applicant should be required to replace any damaged or deteriorated portions of curb, gutter, and sidewalk on Star Road abutting the site.

## 2. Driveways:

### Star Road

- a. **Existing Conditions:** There are two existing curb cut type driveways from the site onto Star Road locations below:
  - **30-foot wide driveway** is located approximately 105-feet south of the site's north property line (measured centerline to property line).
  - **30-foot wide driveway** is located approximately 43-feet north of the site's south property line (measured centerline to property line).

**b. Policy:**

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

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

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

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 35 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

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

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

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**c. Applicant's Proposal :** The applicant is proposing to close the existing 30-foot wide driveway onto Star Road located 105-feet north of the site's south property line with curb, gutter, and concrete sidewalk 7-foot attached concrete sidewalk.

The applicant is proposing to maintain and pave the existing 30-foot wide curb cut type driveway from the site onto Star Road located approximately 43-feet north of the site's south property line as the one shared driveway.

- d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway meets District policy and should be approved.

The applicant's proposal to maintain and pave the existing 30-foot wide curb cut type driveway from the site onto Star Road located 43-feet north of the site's south property line as the one access/driveway, meets District Policy with one exception the curb cut type of driveway. Consistent with ACHD's Driveway Width policy, which requires curb return type driveways on collector roadway. Therefore, the applicant should be required to reconstruct the exiting 30 foot wide driveway located approximately 43-feet north of the site's south property line as a 30-foot wide curb return type driveway.

### 3. Tree Planters

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

### 4. Landscaping

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

### 5. Other Access

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

## B. Site Specific Conditions of Approval

1. Replace any damaged or deteriorated portions of curb, gutter, and sidewalk on Star Road abutting the site.
2. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
3. Close the existing 30-foot wide curb cut type driveway on Star Road, located 105-feet north of the site's south property line, with curb, gutter, and 7-foot wide attached concrete sidewalk.
4. Reconstruct and pave the exiting 30 foot wide driveway located approximately 43-feet north of the site's south property line as a 30-foot wide curb return type driveway.

5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

## C. Traffic Information

### Trip Generation

This development is estimated to generate 452 vehicle trips per day; and 106 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

### Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Star Road	194-feet	Collector	170	Better Than "D"

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

### Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Star Road south of Floating Feather Road was 5,370 on June 9, 2021.

## D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines



If you have any questions, please feel free to contact me at (208) 387-6171.

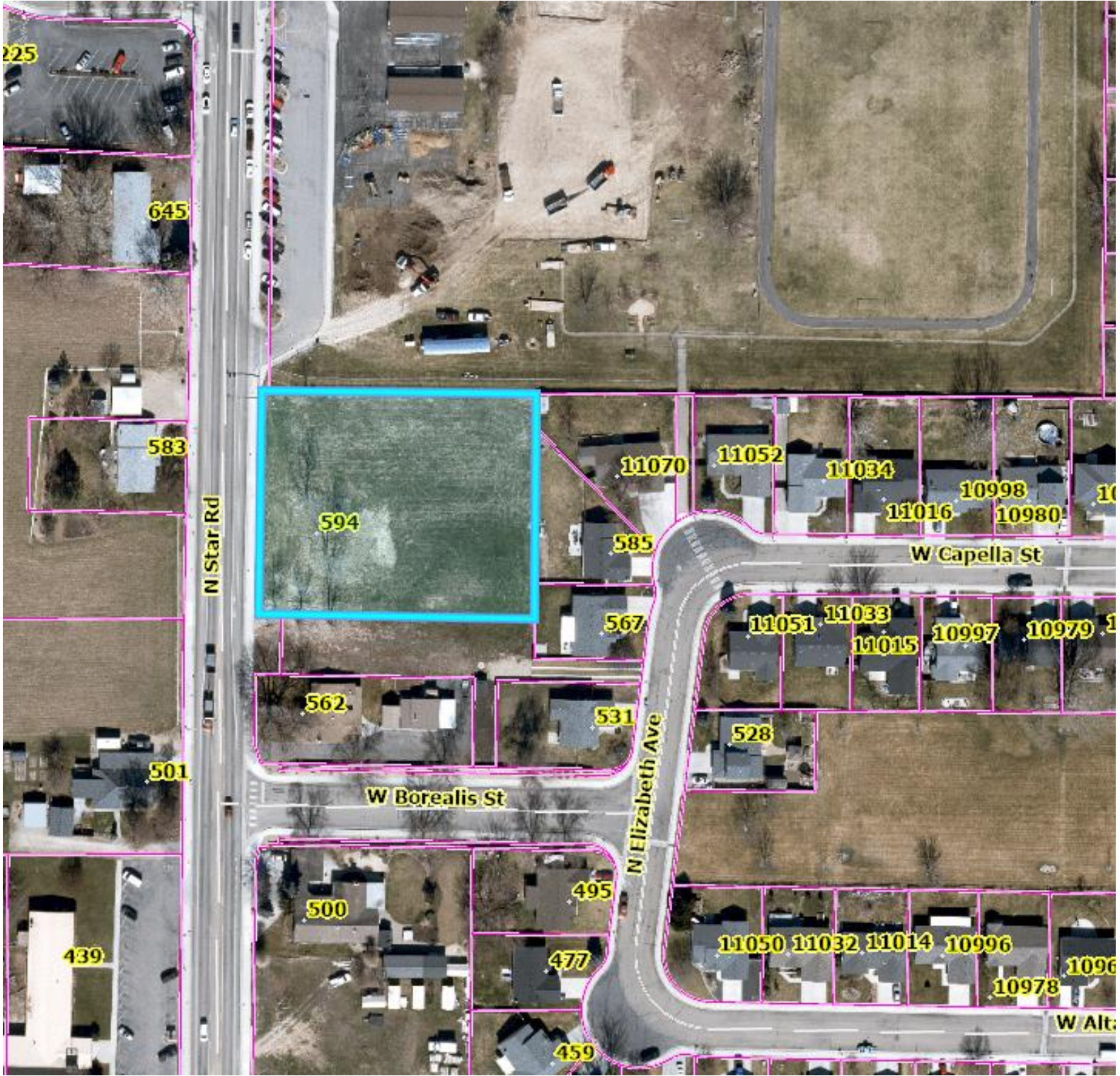
Sincerely,

A handwritten signature in cursive script that reads "Renata Ball-Hamilton".

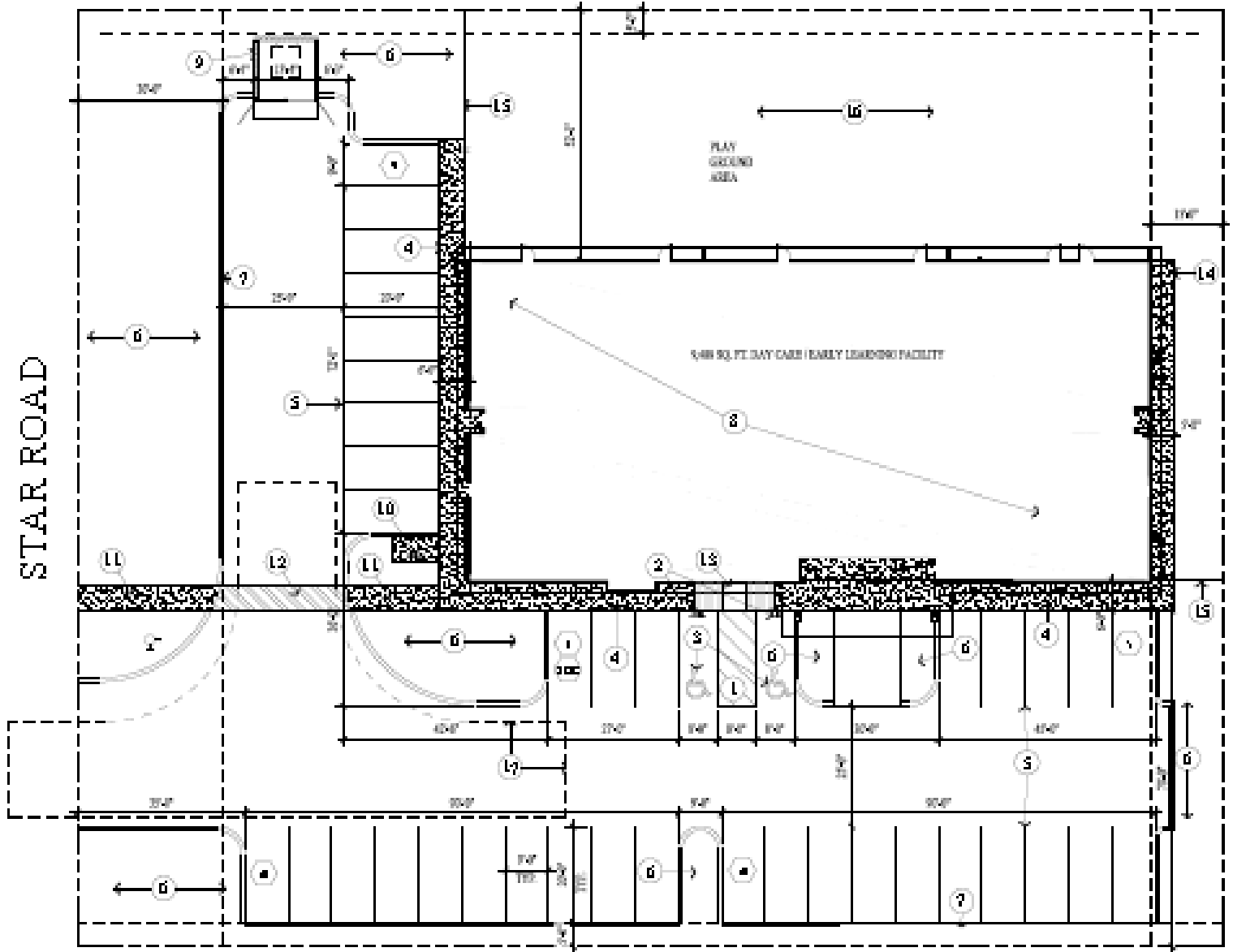
Renata Ball-Hamilton  
Planner I  
Development Services

cc: City of Star (Shawn L. Nickel), Via Email  
Owner (Epic Development, II LLC), Via Email

VICINITY MAP



**SITE PLAN**



## Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## Request for Appeal of Staff Decision

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



**From:** Ryan Morgan <RMorgan@StarSWD.com>  
**Sent:** Monday, March 7, 2022 8:30 AM  
**To:** Barbara Norgrove <bnorgrove@staridaho.org>; rfeild@staridaho.org  
**Cc:** Shawn Nickel <snickel@staridaho.org>; Hank Day <HDay@StarSWD.com>  
**Subject:** RE: Agency Transmittal Star Road Early Learning Center

Shawn

We have reviewed the attached documents. There are existing water and sewer lines in Star road that the applicant will be able to tap into. No additions requirements will be required by SSWD.

*Ryan V. Morgan, PE*  
*District Engineer*  
*Star Sewer and Water District*  
[rmorgan@starswd.com](mailto:rmorgan@starswd.com)  
*Main Office: 208-286-7388*  
*Cell: 208-440-1534*

