



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **November 21, 2023 – PUBLIC HEARING (tabled from October 17, 2023)**

FILE(S) #: CU-23-01 – Conditional Use Permit Falcon Storage

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Shane Jimenez
Falcon Storage One, LLC
802 W. Bannock Street
Boise, Idaho 83702

Representative:

Chris Todd
Green Mtn Resources & Planning
12537 W. Goldcrest Street
Star, Idaho 83669

Owner:

M3 Companies
1673 S. Shoreline Dr, Ste. 200
Boise, Idaho 83702

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit for a commercial storage facility to include 139 storage condominium units and 15, for sale commercial flex space units of approximately 2,500 square feet each. The property is located at 8323 W. Moon Valley Road in Star, Idaho and consists of 11 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of W. Moon Valley Road at the southeast corner of Moon Valley Road and S. Herons Flight Lane and adjacent to Hwy 16. Ada County Parcel No's. S0416110105, S0416121100 & S0416110400.

Existing Site Characteristics: The property is currently vacant bare ground.

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

Flood Zone: A portion of this property is located in a Special Flood Hazard Area.
FEMA FIRM panel: 16001C0140J
FIRM effective date: 6/19/2020
Flood Zone: AE

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Along the north of the property.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 2, 2023
Neighborhood Meeting Held	January 18, 2023
Application Submitted & Fees Paid	February 6, 2023
Application Accepted	March 9, 2023
Residents within 300' Notified	November 2, 2023
Agencies Notified	March 9, 2023
Legal Notice Published	September 27, 2023
Property Posted	November 10, 2023

HISTORY

October 12, 2023 Council denied applications for Preliminary Plat (PP-21-12), Private Road (PR-21-11) and Development Agreement Modification (DA-21-13) for 156 residential townhouse lots, 1 common lot on 12.06 acres with a density of 12.94 dwelling units per acre.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU)	Mixed Use (MU)	Bare Ground
Proposed	Mixed Use (MU-DA)	Mixed Use (MU)	Storage Condos
North of site	County Rural Transitional (RUT)	Estate Urban Residential	Single Family Residential
South of site	County Rural Transitional (RUT)/Mixed Use (MU)	Mixed Use (MU)	Single Family Residential/Bare Ground
East of site	County Rural Transitional (RUT)	Neighborhood Residential	Bare Ground/Agricultural Use
West of site	Residential (R-3PUD-DA)/County Rural Transitional (RUT)	Estate Urban Residential	Rosti Farms Subdivision/Single Family Residential/Agricultural

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
Flex Space	C
Storage facility, outdoor (Commercial) 1	C
Storage facility, self-service (Commercial) 1	C

Notes:

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
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).			

Notes:

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

8-1B-4: CONDITIONAL USES:

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

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

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.

2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.

3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing of the use.

3. Control the duration of the use.

4. Assure that the use and the property in which the use is located is maintained properly.

5. Designate the exact location and nature of the use and the property development.

6. Require the provision for on site or off-site public facilities or services.

7. Require more restrictive standards than those generally required in this title.

8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

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

8-5-30: STORAGE FACILITY, SELF-SERVICE:

- A. Storage units and/or storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.
- B. On site auctions of unclaimed items by the storage facility owners shall be allowed.
- C. The distance between structures shall be a minimum of twenty-five feet (25').
- D. The storage facility shall be completely fenced, walled, or enclosed. Where abutting a

residential district or public road, chain-link shall not be allowed as fencing material.

- E. E. If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- F. No structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures.
- G. If the applicant provides a sound attenuation wall, landscaping buffers may be reduced to ten feet (10').
- H. The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.
- I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
- J. The site shall not be used as vehicle wrecking or junk yard as herein defined.
- K. 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.
- L. The use shall comply with the flood hazard overlay district as set forth in this title.

8-6A-6: SHORT PLAT PROCESS:

A. Applicability: A subdivision application for a short plat may be processed provided that it meets all of the following conditions:

1. The property is an original lot in a recorded subdivision;
2. The property is not the result of a previous short plat of a lot and/or the property is not the result of an approved parcel division by Ada or Canyon County Development Services;
3. The proposed subdivision does not exceed a total of two (2) lots on a previously platted

- property or parcel of land;
4. No new public street dedication, or new proposed private street, excluding widening of an existing street, is involved;
 5. There are no impacts on the health, safety or general welfare of the city, and the subdivision is in the best interest of the city.

B. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a combined preliminary and final 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.

C. Application Requirements: Applications and fees, in accord with subsection 8-6A-3C, 8-6A-3D and 8-6A-4 of this article shall be submitted.

D. Final Approval Notice: Upon determination by the administrator that the short plat is in conformance with this article, a final approval letter shall be issued.

E. Time Limit and Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:

- a. Cause the property to be surveyed and a record of survey recorded;
- b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
- c. Obtain new tax parcel numbers and street addresses from the county assessor; and
- d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

F. A condominium plat application for any number of lots for property in any district shall be processed as a short plat where all buildings are constructed or have received building permits for construction. A condominium plat amendment for interior alterations or modifications shall be exempt from further review.

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 183,916 square feet self-storage facility. The proposed development would consist of 4 buildings that will contain individually owned units (condominiums) and will be used for the storage of recreational vehicles and personal items. The main buildings range in size from 800 square feet

to 1,500 square feet. The applicant states there will be 139 individual units within the facility. The site will be improved with paved driving aisles, perimeter landscaping and a security gate. Main access will currently be taken from S. Heron's Flight Lane/Moon Valley Road. The site will have a 1,336 square foot clubhouse and office space with adjoining parking spaces. Two of the buildings will have restroom facilities on the west end of the building for use by all the owners/guests.

The proposed development will also consist of 2 buildings that will contain 15 individually owned business condominiums. These for sale units will each consist of 2,500 square feet of commercial flex space with room for a potential office with a service garage door and open parking. These buildings will be part of a separate ownership association, which will collect dues to maintain and operate the open space, buildings, and parking area.

For the individual units in this development to be sold, a condominium subdivision plat will need to be submitted and approved by the Administrator. The applicant shall comply with the standards set forth in Section 8-6A-6-F of the UDC.

The Unified Development Code Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of 25'0" or as required by the fire code, unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26'0" or as otherwise approved by the Fire District. The Applicant has not provided measurements on all the drive aisles, the ones with measurements show 24'0", which does not satisfy code. **The Applicant will need to update the site plan with drive aisles that meet the code on width. The widths will also need to be properly labeled on all drive aisles, showing adherence to the code.**

Section 8-4B-2 also states that parking stalls shall be 9' wide and 20' deep. The materials submitted with the application do not show the dimensions of any parking stalls. This will need to be added to the updated site plan, along with drive aisle measurements. The Applicant also needs to clearly mark an ADA parking spot for the clubhouse.

The Star Transportation and Pathways Committee has provided comment on the application and recommends that the sidewalk on the west side of the development be changed to a 10-foot-wide sidewalk to comply with the City's pathway system connecting Hwy 44 and the Boise River. Staff supports this recommendation.

The Applicant has not indicated on the site plan the fencing proposed for the property. Per Section 8-5-30-F, no structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures. Staff recommends that solid fencing be required along the entire southern and eastern boundary of the development. The Applicant shall provide staff with revised site plan for review and approval prior to issuance of a building permit.

The Applicant has not indicated the hours of operation for the storage facility. Per Section 8-5-30-E, If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. Council shall consider operation hours for this facility based on the adjacent land uses. Considering the submitted layout of the site with the back of the storage buildings adjacent to the residential subdivision to the south, together with proposed landscaping and required fencing, Staff believes that noise from the storage facility will not have a negative impact on the surrounding land uses.

The Applicant has indicated in the letter of intent that the facility shall include an RV dump station. The Applicant shall be required to provide an approval letter from Star Sewer and Water District to allow the dump station. Otherwise, it shall not be allowed as part of this approved facility.

The applicant has provided exterior elevations and color renderings of the storage condominiums but not the commercial flex space. The Applicant states that the materials used in construction will be hardy siding, stucco panels along with metal and wood accents. The buildings will be a mix of grey, brown and white. These materials and colors are aligned with the architectural guidelines. The buildings will need approval from the design review committee as part of the Certificate of Zoning Compliance process.

The applicant has requested a waiver of the 20' street side setback for a portion of the storage units on the west boundary of the property. This waiver is needed to accommodate Fire District requirements and to allow the Applicant to provide the 10' sidewalk.

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

AGENCY RESPONSES

Star Fire District	Pending
ACHD	March 27, 2023/September 20, 2023
ITD	February 23, 2023
Drainage Dist. #2	March 10, 2023
Pathway Committee	November 6, 2023

PUBLIC RESPONSES

October 11, 2023 Letter from Jerry Kiser, Atty, on behalf of Lloyd and Paul Akins
October 4, 2023 Email from George Jacques

STAFF ANALYSIS & RECOMMENDATIONS

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

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

FINDINGS

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:

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

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and

that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

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

CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a site and streetlight design that meets city standards prior to Building Permit.**

3. **A fencing plan shall be submitted for approval by staff prior to issuance of a building permit. Solid fencing shall be provided along the entire eastern and southern boundary of the property.**
4. **The Applicant shall provide an updated site plan that has the dimensions of all drive aisles and parking spots clearly marked and meeting code. Drive aisles shall be a minimum of 25 feet wide and parking spots shall be 9 feet wide and 20 feet deep. An ADA space also needs to be clearly marked for the clubhouse.**
5. **The Applicant shall update the site plan to show a 10 foot wide sidewalk along the west side of the development. Coordinate location with Staff.**
6. **The Applicant shall provide a revised landscape plan for review and approval showing required street trees along the western and northern street frontage of the development prior to issuance a building permit.**
7. **A Short Plat shall be submitted and approved by the Administrator for the Condominium Plat and recorded with the County prior to the sale of individual units.**
8. **Applicant shall comply with the following requirements of Section 8-5-30 of the Unified Development Code:**
 - a) **Storage units and/or storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.**
 - b) **The storage facility shall be completely fenced, walled, or enclosed. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material.**
 - c) **If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M., unless otherwise approved by Council.**
 - d) **No structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures, unless otherwise approved by Council.**
 - e) **The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.**
 - f) **All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.**
 - g) **The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.**
 - h) **All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.**
 - i) **The site shall not be used as vehicle wrecking or junk yard as herein defined.**

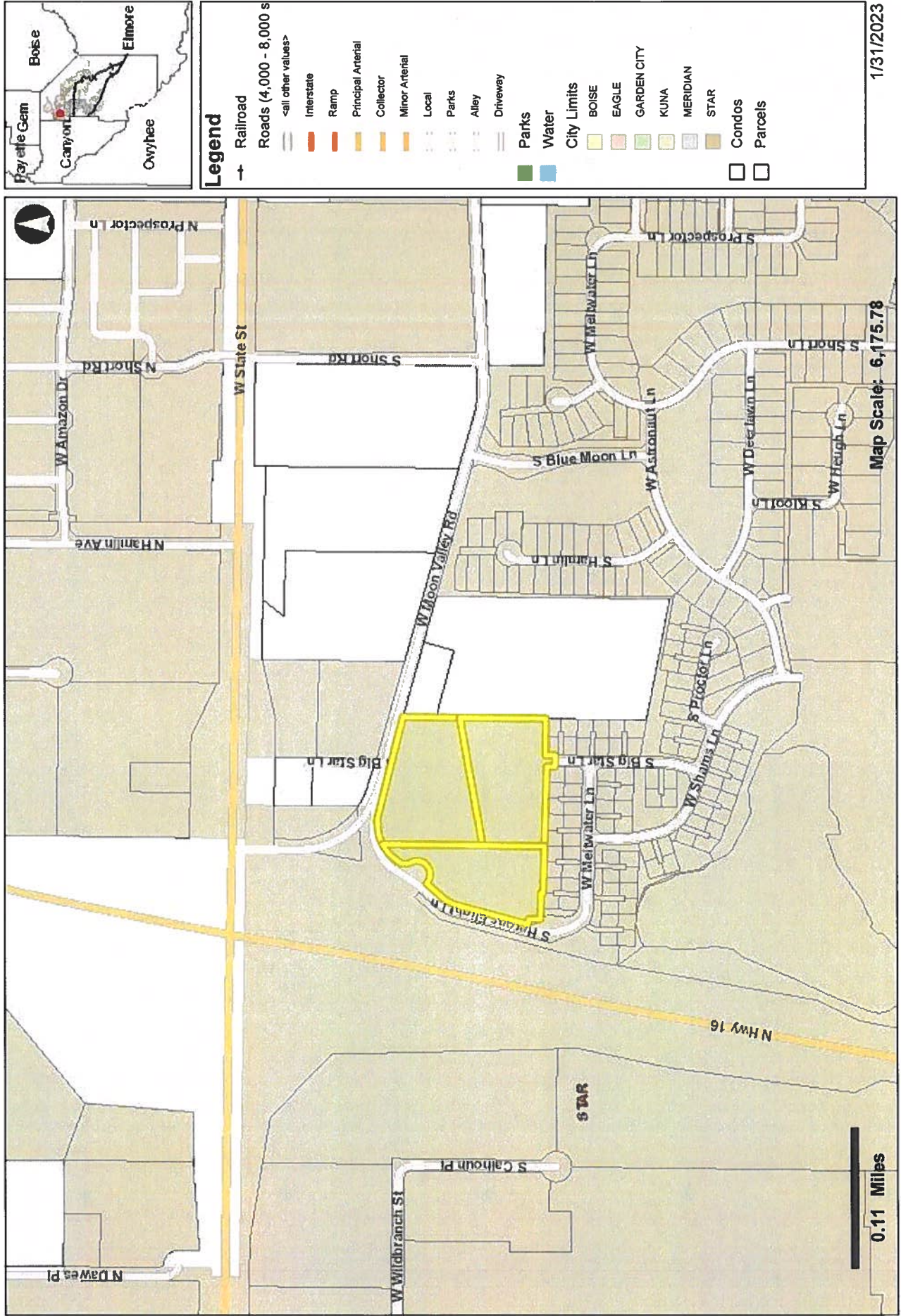
- j) **The site shall not be used as vehicle wrecking or junk yard as herein defined.**
9. **The Applicant shall provide an approval letter from Star Sewer and Water District for the use of a RV dump station. If the approval is not granted, the facility shall be prohibited from having the dump station on-site.**
10. 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.
 11. 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.
 12. 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.**
 13. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
 14. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
 15. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
 16. A Certificate of Zoning Compliance will be required prior to the start of construction.
 17. Any additional Condition of Approval as required by Staff and City Council.
 18. Any Conditions of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number CUP-23-01, for Falcon Storage on _____, 2023.

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.



City of Star Planning
c/o Shawn Nickel
10769 West State Street
Star, Idaho 83669

August 28, 2023

Subject Property- Falcon Storage and Commercial Space @ 8323 Moon Valley Rd. Eagle ID 83616

Dear Mr. Nickel

On behalf of Falcon Storage and Wright Brothers we are excited to bring forth an application to the City of Star for Falcon Storage's Future Star location along with a commercial flex space business park. Falcon Storage is a successful self-storage business with locations in multiple states serving 1000's of customers with a variety of storage options. We are asking the City for approval of a conditional use permit to allow commercial storage and commercial flex space within a mixed use zone annexed into the City of Star.

The site is located at 832 Moon Valley Rd near the SE intersection of State Highway 16 and State Highway 44. The property comprises 3 parcels annexed and zoned mixed use within the City of Star next to Riverstone Subdivision. The property has been developed to suit a commercial/light industrial use. Construction improvements will be completed on the south side of Moon Valley Rd/Herons Flight Rd and Nightshade PI that borders the subject properties. The road improvements will include detached sidewalks and landscaping along the property. The main access road serving the site is Moon Valley Rd. Utilities and services are on site or within reasonable distance including Star Sewer and Water District.

Per the site plan we have requested approval for 139 individually owned storage condos. The storage condo facility will be separated with a private secured gate entrance. The facility will have a 1336 sq. ft. clubhouse/office near the entrance with parking and turnaround space. The internal entrances and drive aisles will be private, built to fire department specifications. An association will be formed for the owned storage units. This association will collect dues in order to maintain and operate the facility, maintain the grounds and manage day to day operations.

The condo association will have a variety of owned spaces ranging from 800 sq ft to 1500 sq ft. Renderings have been provided to illustrate the design and construction that will be used to have a variety of building facades that blend in with nearby development in a harmonious way. The project will include hardy siding, stucco or panels, along with metal and wood accents. Other architectural elements will include a mix of natural colors(grey/brown/white/white), metal awnings on the clubhouse facilities and fencing with integrated landscaping to blend in with the area. The landscaping and signage will match the streetscapes currently installed or approved at the Riverstone subdivision. It is the team's goal to have a product that has a neighborhood feel by incorporating these different components creating a more appealing storage facility.

The commercial flex space will consist of 15 for sale business condos each consisting of 2500 sq ft along with potential office space/service garage door and open parking. The commercial flex space will be separate association which pay dues in order to maintain and operate the open adjoining open space, parking and exteriors of the buildings.

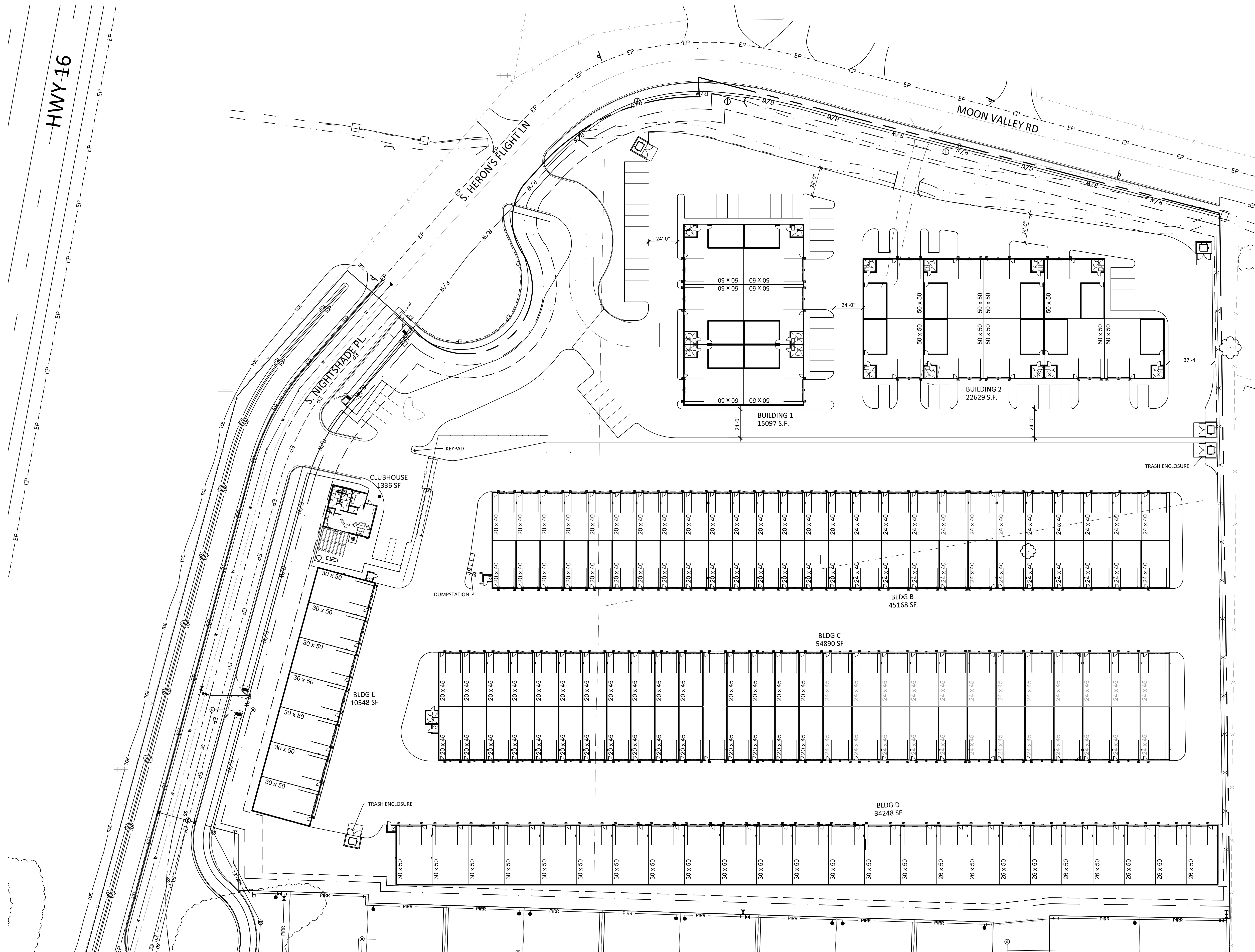
Currently and historically, there is a high demand for owned storage space and commercial flex space in our area. Falcon Storage currently has a waiting list for their products at other facilities in the Treasure Valley they own. Star currently does not offer storage/warehouse space for sale and current facilities in our area are full. This demand along with product offerings of Falcon Storage will bring a variety of well used and better built product to the Star market. Star is known for citizens with a variety of toys, recreational pursuits and outdoor hobbies. Almost all HOA's in the area do not allow trailer or vehicle/toy parking on the driveway or the side of the home. During our neighborhood meeting we spoke with multiple neighbors within Riverstone excited to own one of the storage condos within the future site. Falcon Storage will offer the community everything from a small space for household storage to large condos that can accommodate hobbies and large trailers or RVs. Each unit is equipped with 14' electric rollup doors, 18' ceilings, climate controlled, and separate electric meters with 30 AMP RV circuits. Air station and RV dump station will be located on site. A central clubhouse offers an owner amenity with showers, bathrooms, kitchenette, and a sitting/media area.

In conclusion the Falcon Storage project is located near the intersection of two state highways and served by a backage road for easy access. The project will be benefit to the neighboring subdivisions and the Star/Eagle region. The product will be built with high integrity and serve a population that desires warehouse, storage and hobby space.

Thank you for your time, look forward to presenting and please contact me with any questions.

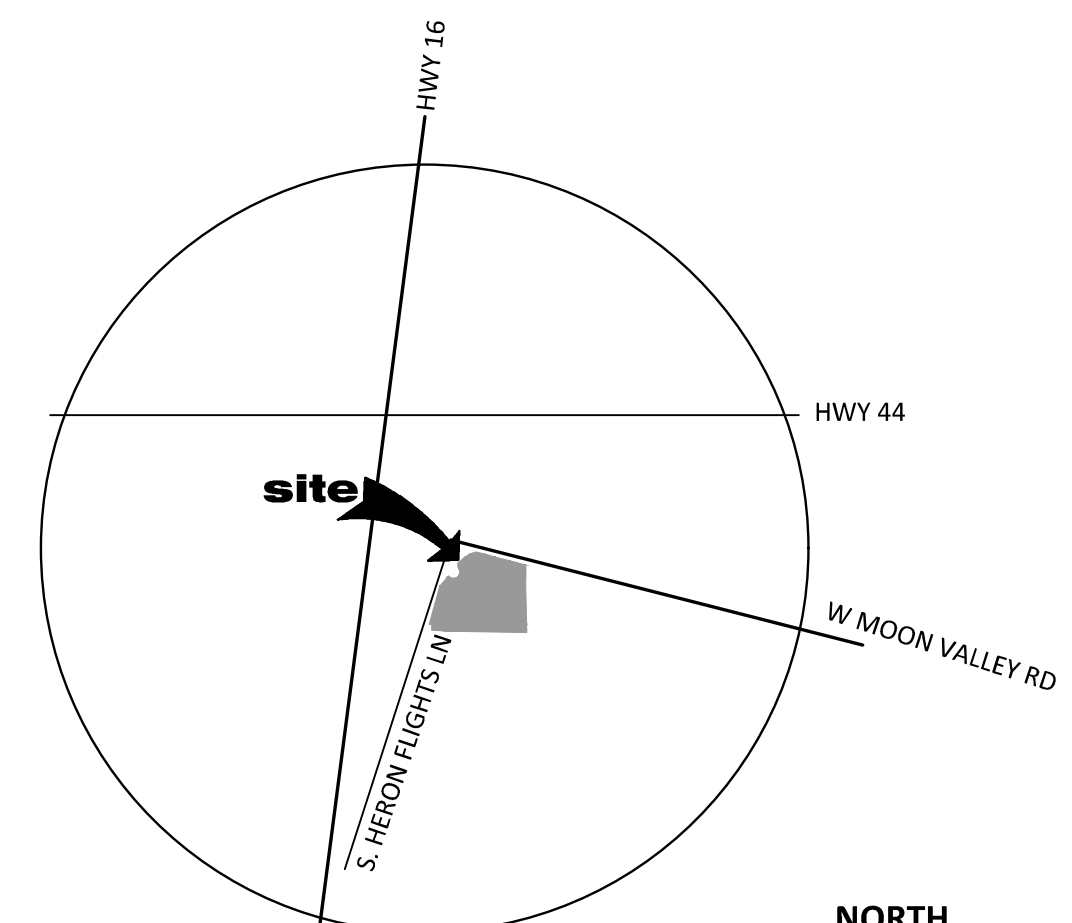
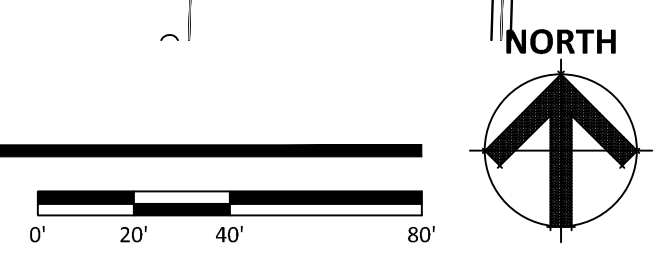
*Chris Todd
Owner
Green Mountain Resources and Planning LLC
12537 W Goldcrest St.
Star, ID 83669*





SITE PLAN

SCALE: 1" = 40'-0"



VICINITY MAP

SCALE: N.T.S.

PROJECT DIRECTORY

APPLICANT:
 WRIGHT BROTHERS
 779 E STATE STREET
 EAGLE, ID 83616
 CONTACT: CHASE COOPER
 PHONE: (208) 938-6000
 E-MAIL: CCOOPER@WBTC.COM

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 E. THOMAS ROAD
 PHOENIX, AZ 85016
 CONTACT: PAM VICKERS
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: PVICKERS@RKA.COM

PROJECT DESCRIPTION

NEW GROUND UP BUILDINGS FOR STORAGE AND RV CONDOS WITH OFFICE AND CLUBHOUSE. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, HARDSCAPE, AND LANDSCAPE AREAS.

SITE DATA

ASSESSOR PARCEL NO:	7145-017-029
GROSS SITE AREA:	11.0949 ACRES (479,160 S.F.)
NET SITE AREA:	9.833 ACRES (428,330 S.F.)
EXISTING ZONING:	C1
PROPOSED ZONING:	(UNCHANGED)
PROPOSED FLOOR RATIO:	183,916 / 479,160 = 38.4%

UNIT MIXES

MIX USE	SQ. FT.	CONDO UNIT MIX	SQ. FT.
BLDG 1 (6) 50X50	15097 S.F.	BLDG B (30) 20X40 (22) 24X40	45,168 S.F.
BLDG 2 (6) 50X50	22629 S.F.	BLDG C (32) 20X45 (24) 24X45	54,890 S.F.
		BLDG D (15) 30X50 (9) 26X50	34,248 S.F.
		BLDG E (7) 30X50	10,548 S.F.

TOTAL LEASEABLE SF = 182,580 S.F.
 OVERALL SF (+CLUBHOUSE(1336 S.F.)) = 183,916 S.F.
 SITE = +/-7.2 ACRES (317,161 S.F.)



FALCON STORAGE - STAR
 SEC MOON VALLEY RD & HWY 16
 STAR IDAHO
 DATE: 04-18-2023 (PRELIMINARY)

SP-1

RKAA# 22317.50

© 2023 RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPMC (Idaho Standard Public Works Construction), 2023 (or most recent published), and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overprep to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
 - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
 - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
 - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. PLANTER BED MULCH
 - 5.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
6. PLANTS
 - 6.1. All plant material shall be installed per industry standards.
 - 6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- 6.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
- 6.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
- 6.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
7. IRRIGATION
 - 7.1. Irrigation system shall be built to the following specifications:
 - 7.2. Adhere to city codes when connecting to city water.
 - 7.3. All irrigation material to be new with manufacturers' warranty fully intact.
 - 7.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - 7.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - 7.5. All remote control valves (including master control valve) to have flow control device.
 - 7.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 7.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - 7.8. Use common trenching where possible.
 - 7.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 7.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - 7.11. Connect mainline to point of connection in approximate location shown on plan.
 - 7.12. Contractor is responsible complying with all codes and paying all permits necessary.
 - 7.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 7.14. All drip irrigation to be buried 2" below finished grade.
 - 7.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 7.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 7.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - 7.18. If any discrepancies are found, then local codes shall prevail.
8. CONTRACTOR RESPONSIBILITIES
 - 8.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 8.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 8.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.
9. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

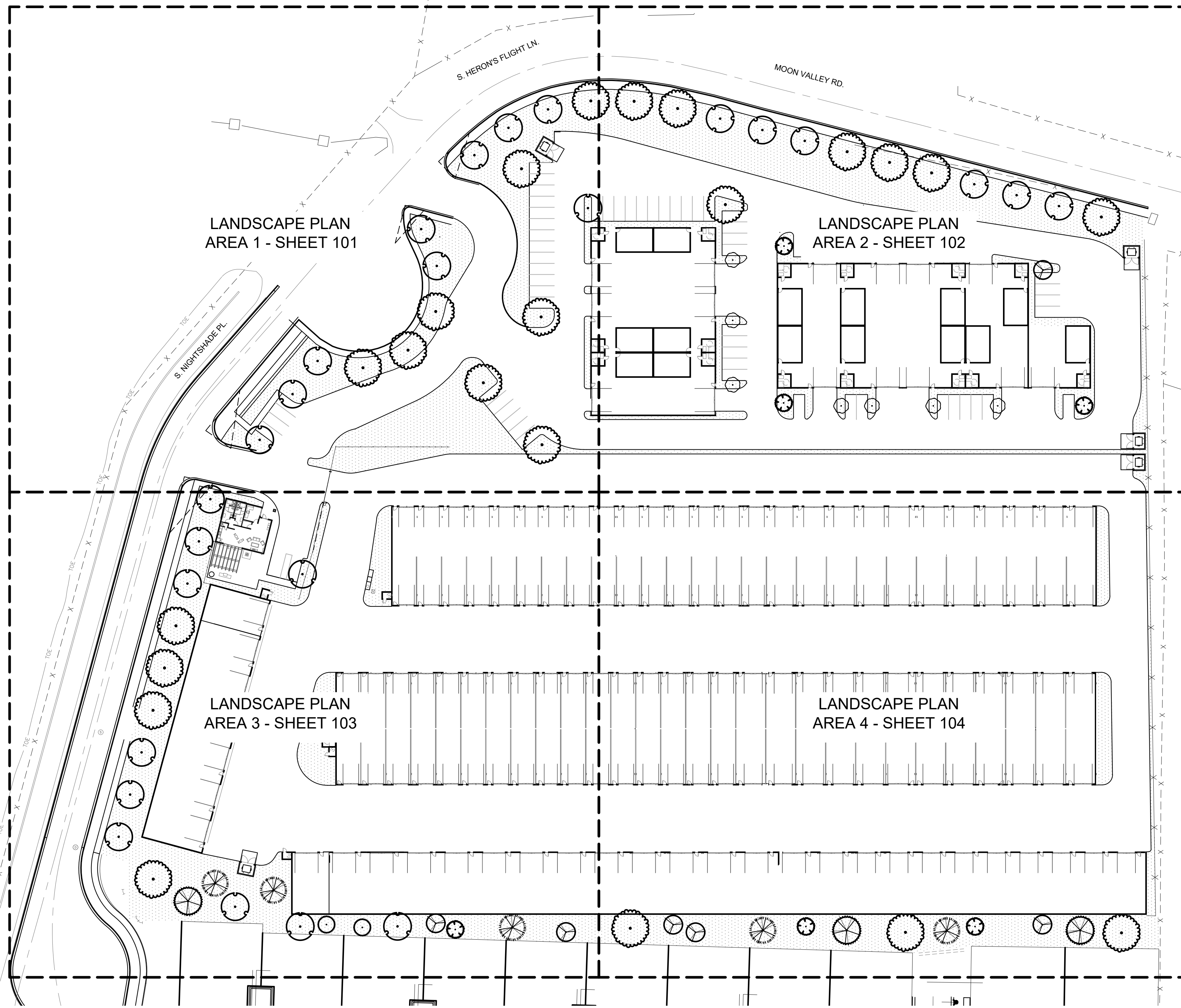
CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER: *1 TREE PER 35LF			
STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT: *1 TREE PER PARKING ISLAND/TERMINAL PLANTER		
PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

MINIMUM PLANT SIZES:	
PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopall Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35'H x 25'W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12" h & 4-6" w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3"W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6" h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8" h & 8" w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY D13	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3'h x 4' w	2 gal			69



LANDSCAPE ARCHITECTURE & MASTER PLANNING

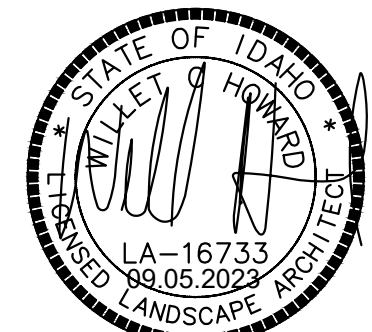
(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.

Seals PRELIMINARY



NOT FOR CONSTRUCTION

FALCON STORAGE

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 23-2768
DATE: 09.05.2023
DRAWN BY: KZ
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:

*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

MINIMUM PLANT SIZES:

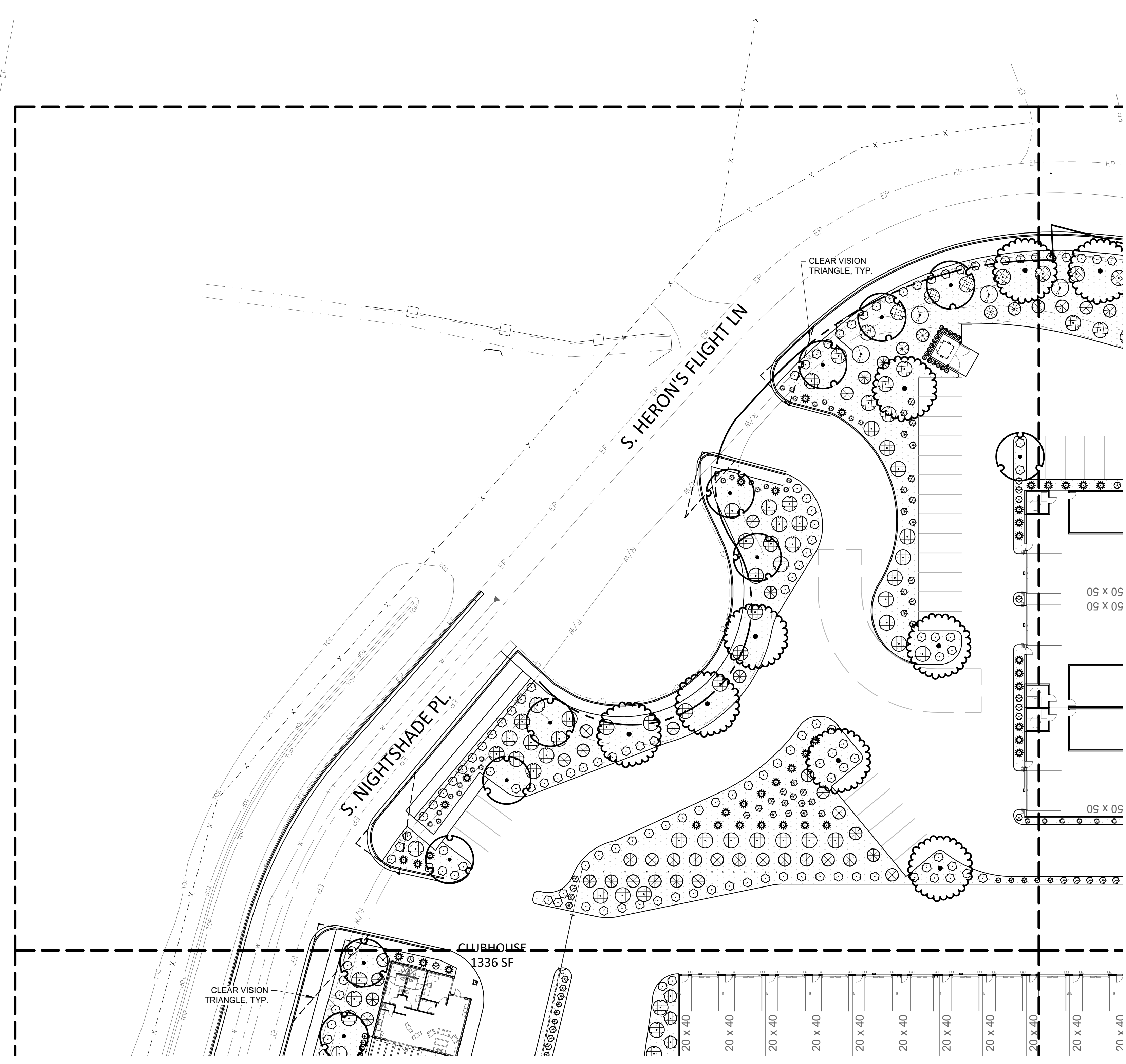
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35'H x 25'W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12' h & 4-6' w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Beard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8' h & 8' w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

LANDSCAPE MATERIALS LEGEND:

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100

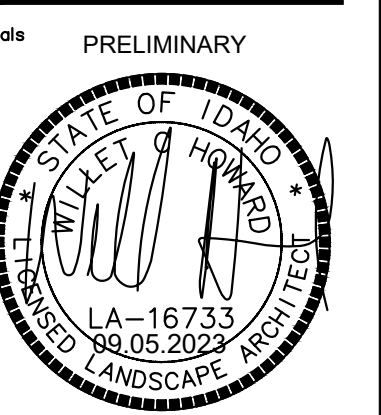


STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #300A1
 Boise, ID 83702
 StackRockGroup.com
 WILLET C HOWARD, PLA
 OFFICE: (208) 345.0500 EMAIL:
 WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.



NOT FOR CONSTRUCTION

FALCON STORAGE

STAR, ID

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 23-2768
 DATE: 09.05.2023
 DRAWN BY: KZ
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:

*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
Z1	21	21

MINIMUM PLANT SIZES:

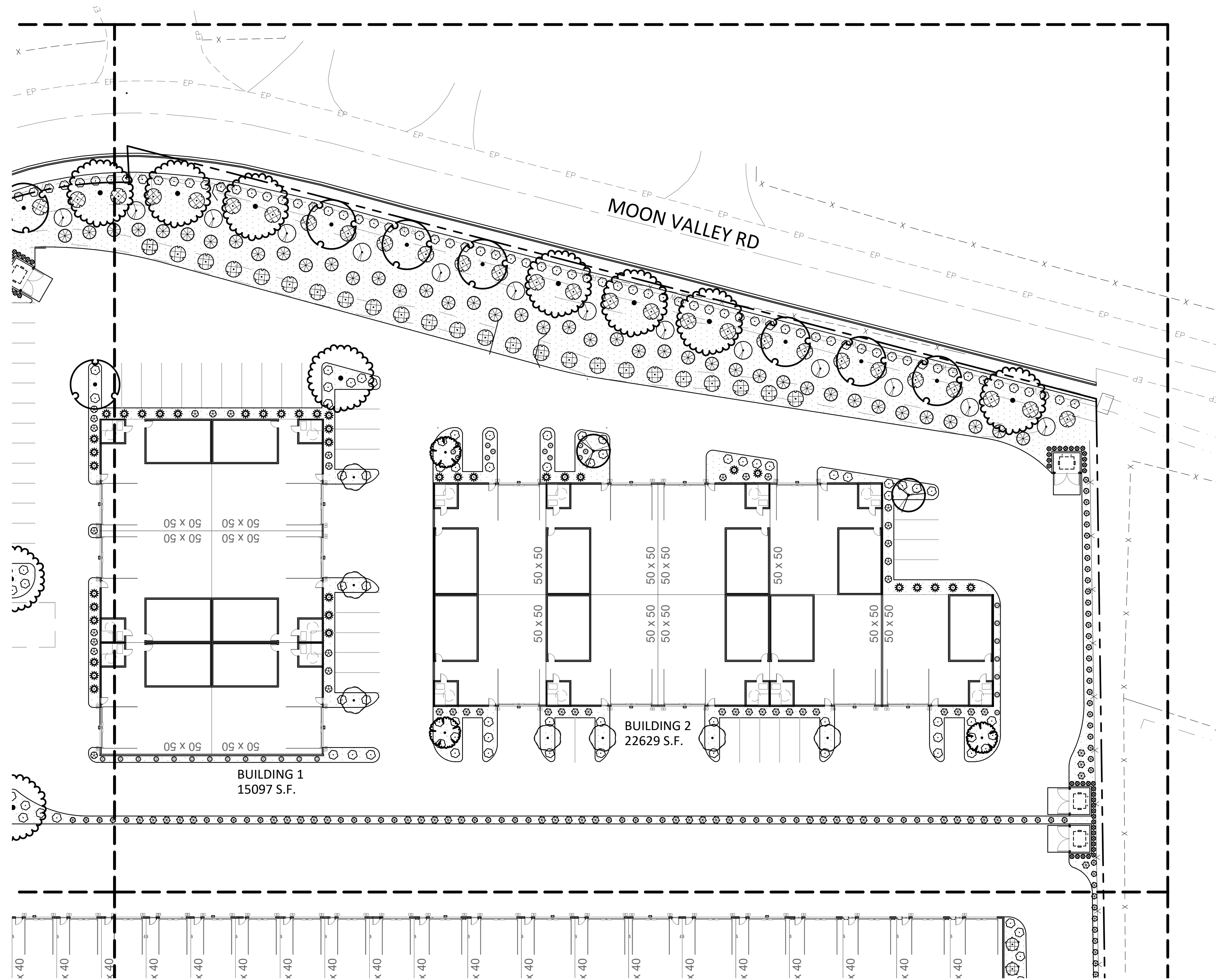
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35' H x 25' W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12" h & 4-6" w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3' W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard 4' H x 5' W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8" h & 8" w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6' H x 10' W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

LANDSCAPE MATERIALS LEGEND:

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100



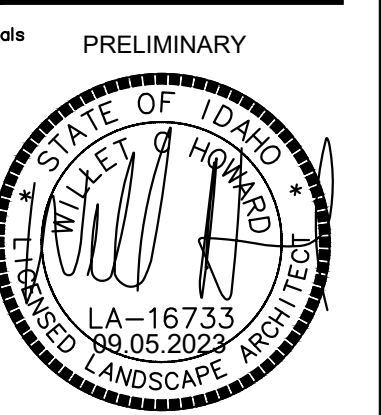
STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.



NOT FOR CONSTRUCTION

FALCON STORAGE
STAR, ID

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 23-2768
DATE: 09.05.2023
DRAWN BY: KZ
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER
L102

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:
*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERONS FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:
*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

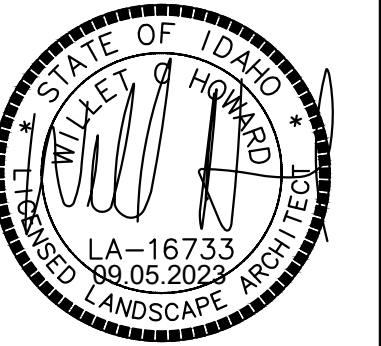
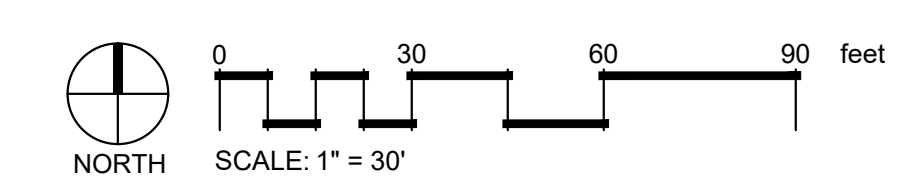
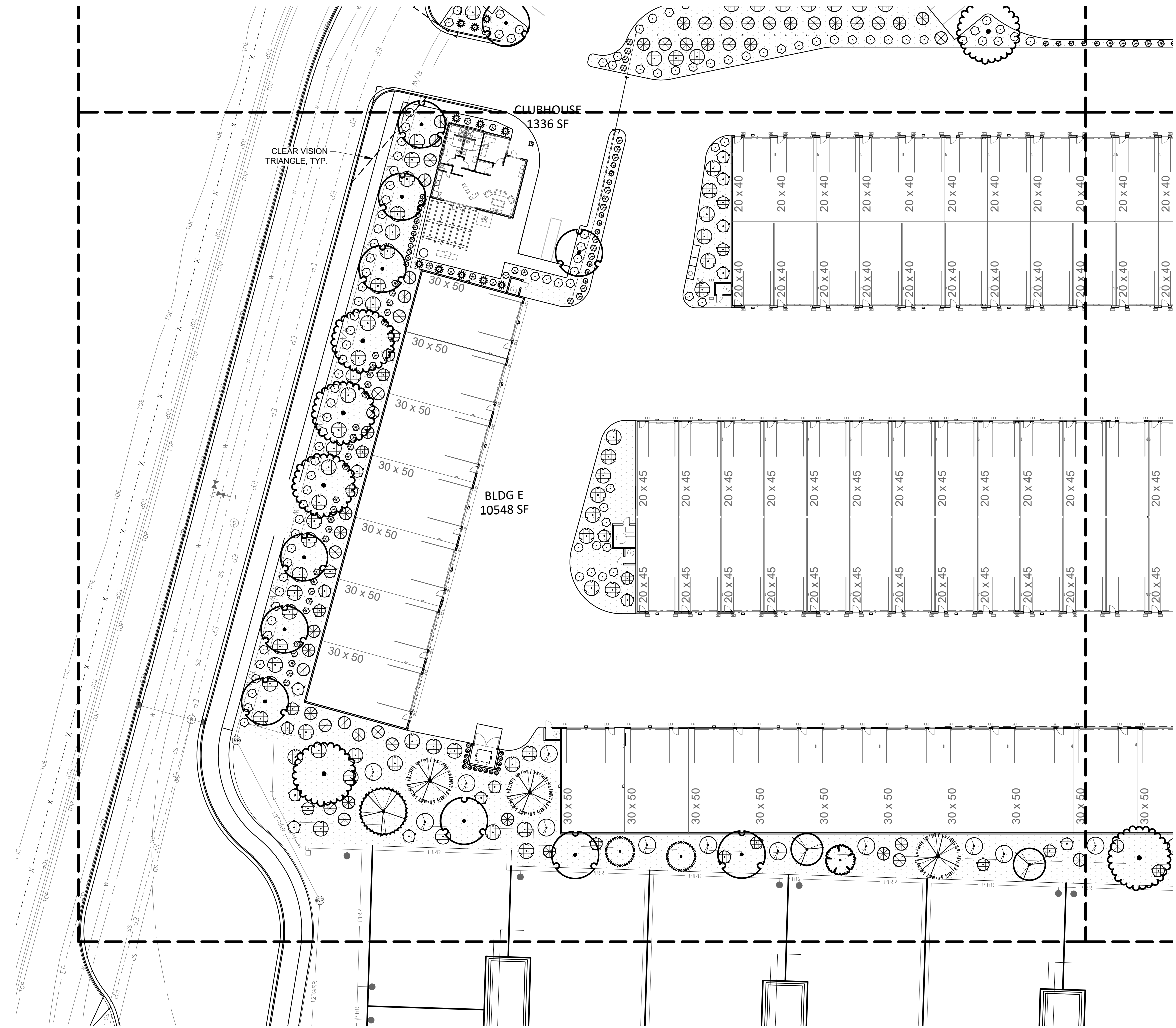
MINIMUM PLANT SIZES:
PLANT TYPE: MINIMUM SIZE
*EVERGREEN TREES: 6'-0" HT. MIN.
*ORNAMENTAL TREES: 2" CALIPER MIN.
*SHADE TREES: 2" CALIPER MIN.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35' H x 25' W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12' h & 4-6' w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Goldbeard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8' h & 8' w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

LANDSCAPE MATERIALS LEGEND:

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100



FALCON STORAGE

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 23-2768
DATE: 09.05.2023
DRAWN BY: KZ
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:

*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERONS FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

MINIMUM PLANT SIZES:

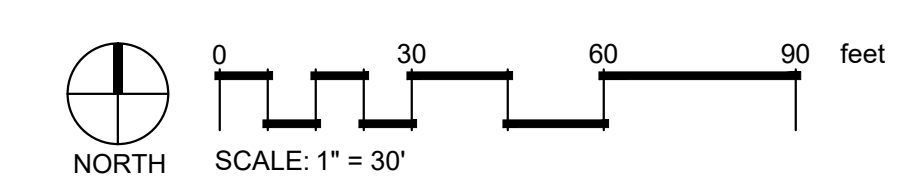
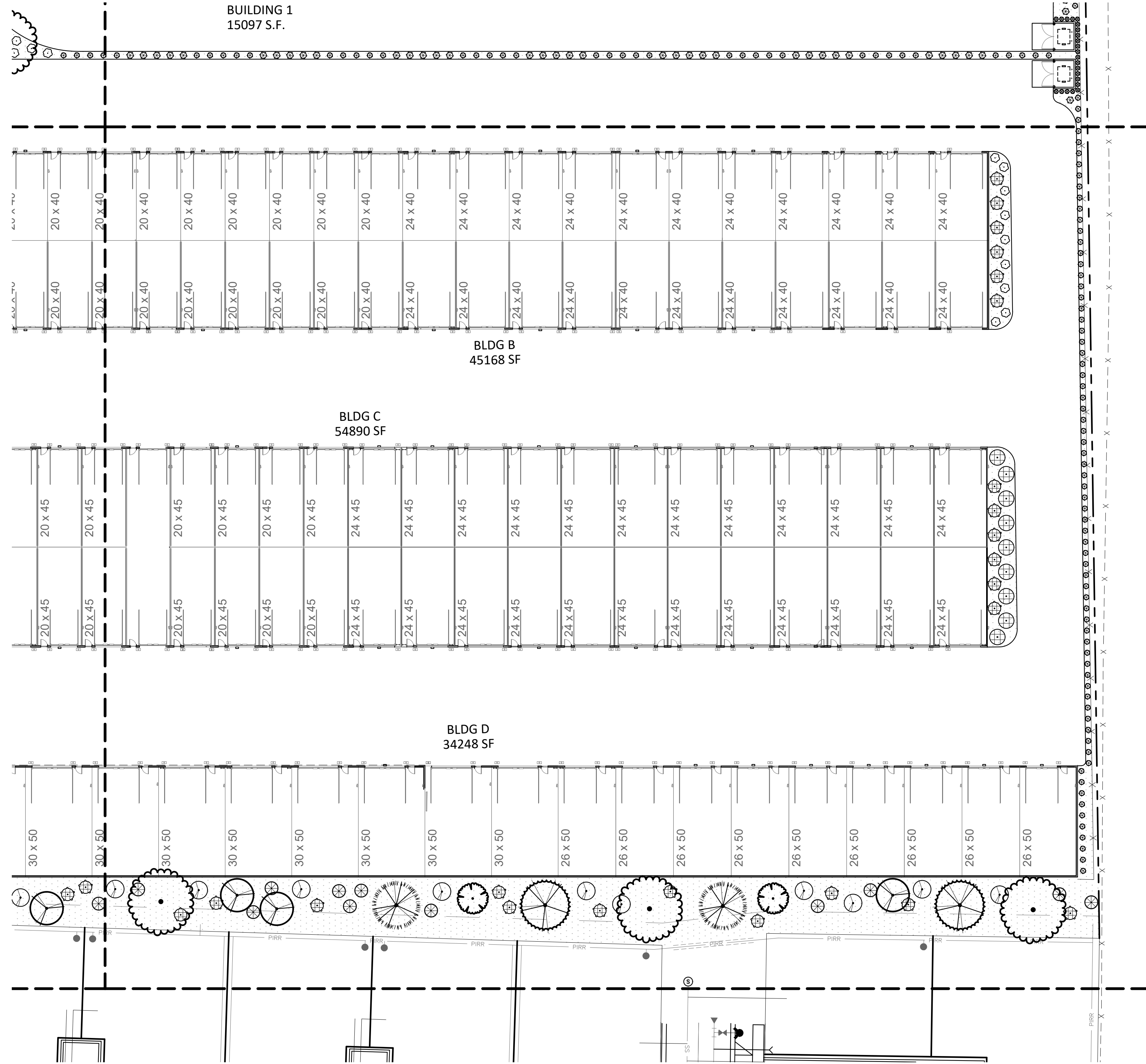
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35' H x 25' W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12' h & 4-6' w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30'H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30'H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8' h & 8' w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

LANDSCAPE MATERIALS LEGEND:

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100

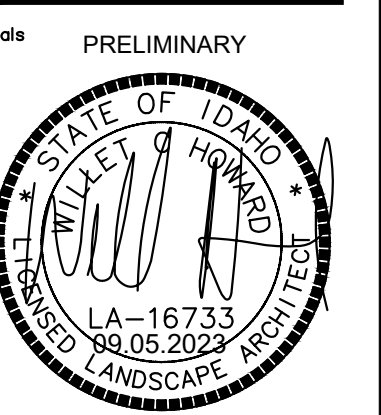


STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #300A1
 Boise, ID 83702
 StackRockGroup.com
 WILLET C HOWARD, PLA
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.



NOT FOR CONSTRUCTION

FALCON STORAGE
 STAR, ID

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 23-2768
 DATE: 09.05.2023
 DRAWN BY: KZ
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER
L104

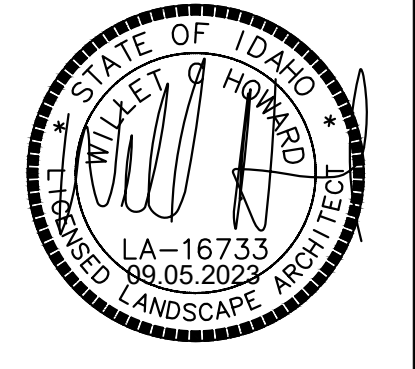
STACK ROCK GROUP - CITY REVIEW SET

THE GRAPHICS AND DESIGNS ON THIS SHEET ARE DELIVERABLES THAT REMAIN AT ALL TIMES PROPERTY OF STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF THIS PRODUCT CONTAINED HERE IN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STACK ROCK GROUP, INC.

©2023 STACK ROCK GROUP, INC.

Seals PRELIMINARY

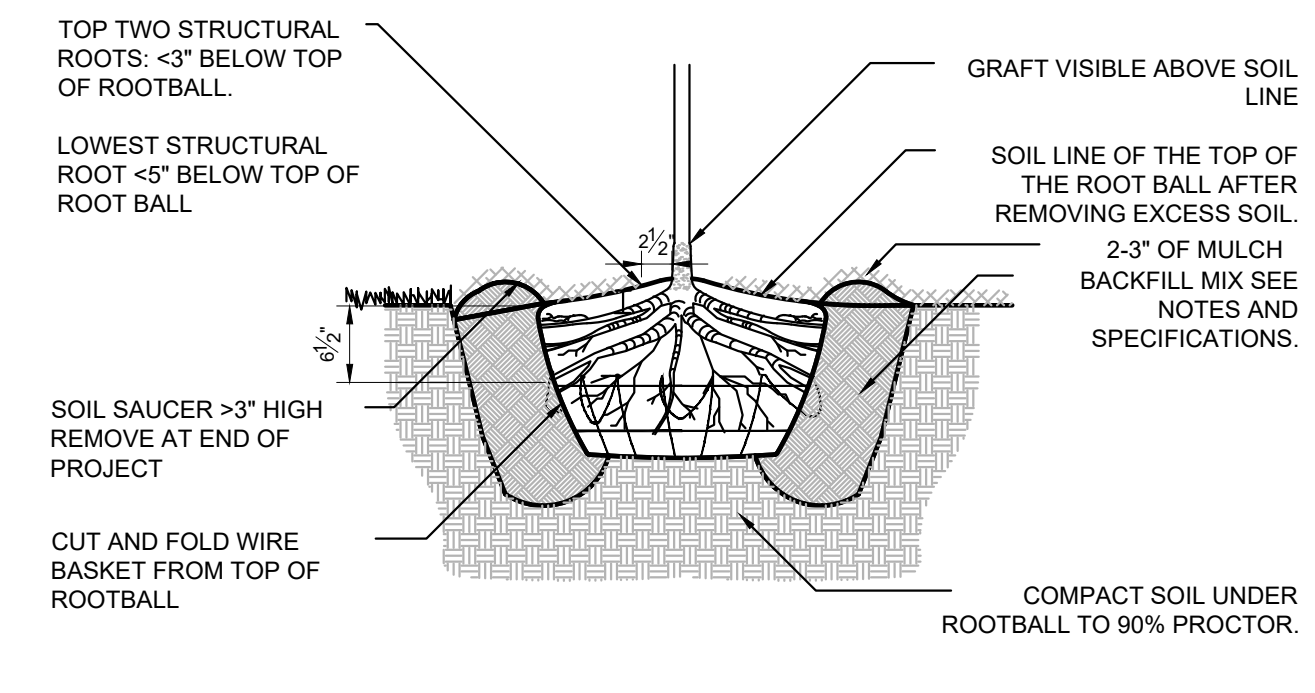


NOT FOR CONSTRUCTION

FALCON STORAGE

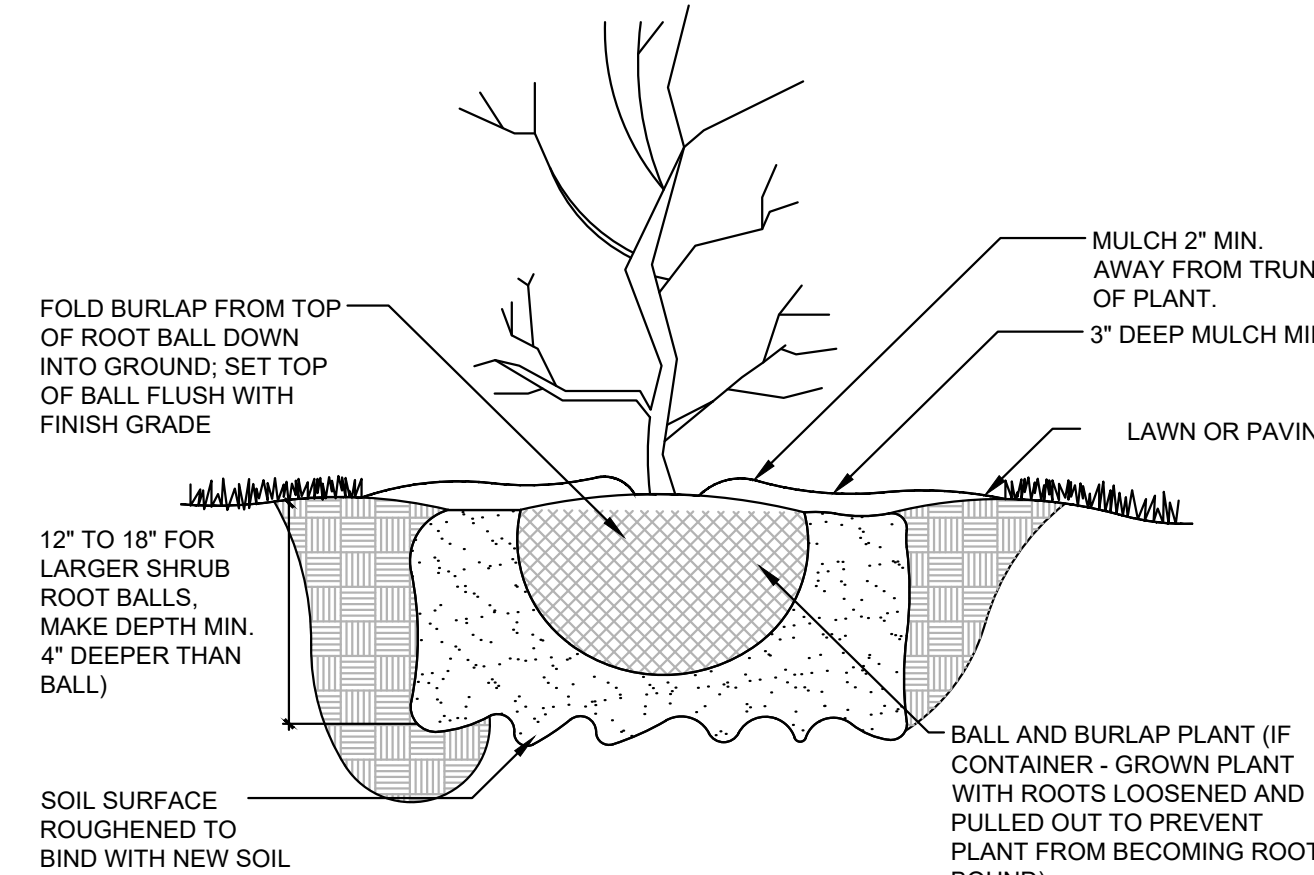
STAR, ID

- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL.
 - 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



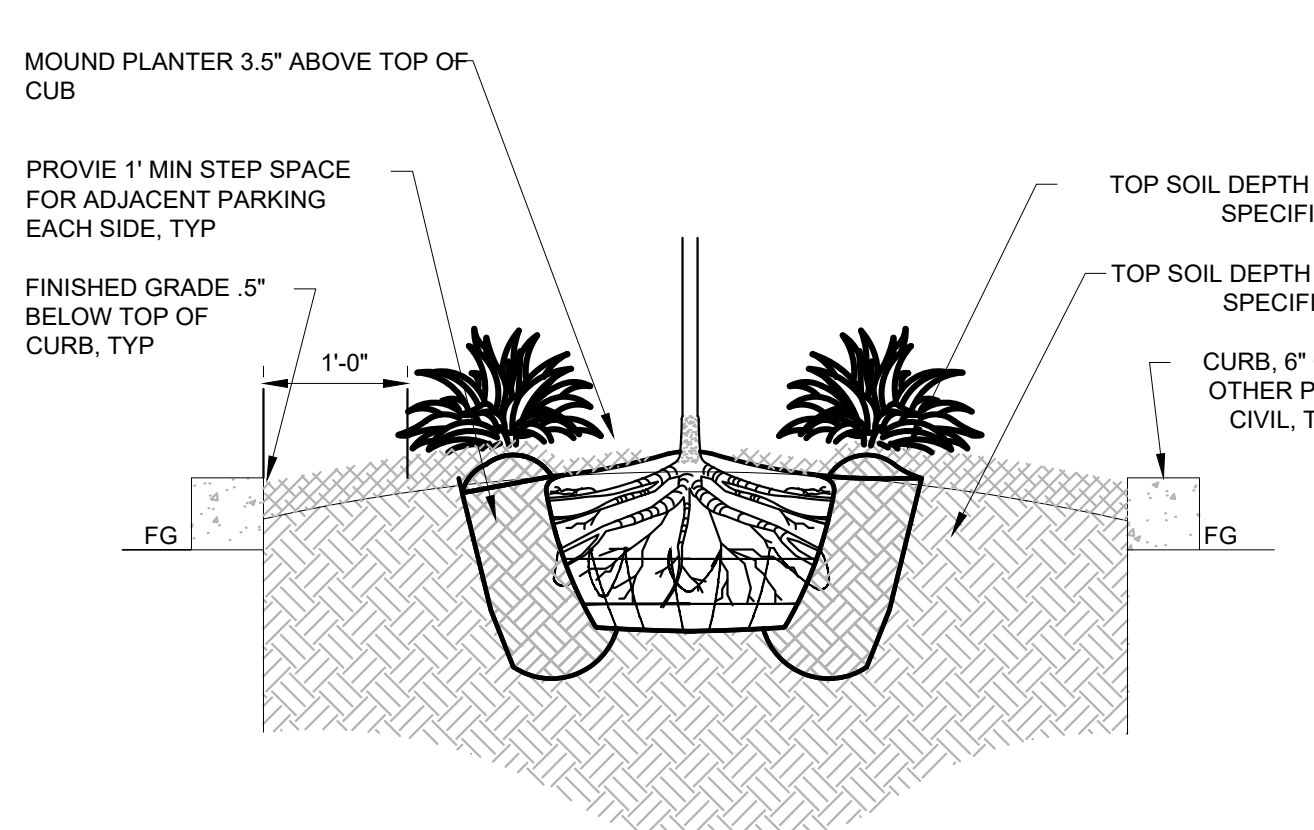
1 BALL AND BURLAP TREE PLANTING
 3/4" = 1'-0" 329343.33-05

- NOTE:**
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.
- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.**



2 SHRUB PLANTING
 1" = 1'-0" 329333.16-01

- NOTE:**
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
 - *TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
 - *PLANTS & MULCH PER PLAN



3 PLANTER ISLAND
 3/4" = 1'-0" 329363-05

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 23-2768
 DATE: 09.05.2023
 DRAWN BY: KZ
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150



FALCON STORAGE CONDOS

© 2021 RKAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

PERP-1





FALCON STORAGE CONDOS

© 2021 RKAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

PERP-2





FALCON STORAGE CONDOS

© 2021 RKAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

PERP-3





DATE: November 14, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Falcon Storage – Star
Conditional Use Permit

Fire District Summary Report:

1. **Overview**

- a. This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- b. Scope – New Construction
- c. Construction Type – II-B
- d. Occupancy Group – Moderate-hazard storage, Group S-1 (Self-service storage facility)
- e. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

2. **Fire Response Time:**

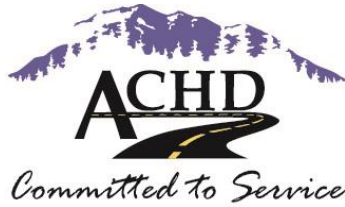
- a. This development will currently be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 3.1 miles with a travel time of 8 minutes under ideal driving conditions.
- b. Star Fire Protection District Station 55 will be located at 9415 W. Floating Feather Rd. Star, Idaho 83669. When construction is complete, and the station is in service, this developments entrance will be 2.9 miles with a travel time of 6 minutes under ideal driving condition.

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. All access roads in this development shall remain clear and unobstructed during construction. Additional parking restrictions may be required as to always maintain access for emergency vehicles.
- c. Auto turn modules are required for this project.
- d. This project will require two entrances. Once of which can be an Emergency Access only and shall meet all requirements for FD Access.
- e. All access lanes are considered fire lanes. Reflective Fire Lane Signs to be posted as per IFC Appendix D.



- f. Electronic Gates shall be equipped with KnoxBox Switch #3500 Series. In addition to the KnoxBox switch the main gate shall be equipped with an Automatic Traffic Control device. An example that has been tested by the Fire District is the Fire Strobe 2000.
 - i. Knox Orders via Authorized Local Trusted Partner (775) 385-3596
 - ii. Contractor to contact Fire District for location approval.
 - g. Entry gates shall be set back from the nearest curb line of any public or private street to provide a minimum 30 feet from face of curb or back of sidewalk when there is a sidewalk, as to not obstruct vehicular or pedestrian traffic. In cases where the gate swings in the direction of the staged fire apparatus the additional distance shall be accounted for, and the setback increased.
 - h. Gate Power Fail Safe Operations
 - i. In the event of a power failure, including battery back-up, the gate(s) shall automatically open, by spring tension or other non-electric method, or the gate must be capable of being pushed open without additional steps having to be performed.
 - i. This project will require two entrances. One of which can be an Emergency Access only and shall meet all requirements for FD Access.
4. **Addressing/Street Signs:**
- a. Addressing/building identification sign shall be placed in a position that is plainly legible and visible from the street or road fronting the property.
 - b. 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.
5. **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: Based on largest covered building size of 54,890 sq. ft. with construction type of II-B Fire Flow required is 5,000 GPM for a duration of 4 hours.
 - b. Water Supply: Hydrants to be installed using the Star Sewer and Water Standards.
6. **Inspections:**
- a. Final Inspection is required before Certificate of Occupancy is issued.
7. **Additional Comments:**
- a. In addition to the items outlined above the follow will apply.
 - i. Fire Extinguishers per IFC 906
 - ii. Premises Identification per City Code and IFC 505
 - b. Additional review will be conducted during the building permit phase of this project. At that time the project will comply with current Fire Code and Codes set forth by the City of Star.
 - c. It shall be the responsibly of the applicant to submit appropriate applications and supporting documents to the Fire District for review.



Project/File: **Falcon Storage / STAR23-0004 / CU-23-01**
 This is a conditional use permit application to construct 279 storage units on 11 acres.

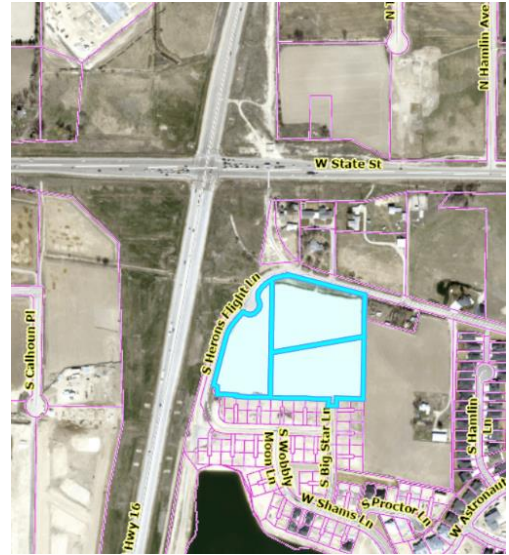
Lead Agency: City of Star

Site address: 8323 Moon Valley Road, and Parcels S0416110400 & S0416121100

Staff Approval: March 27, 2023

Representative: Chris Todd
 Green Mountain Resources & Planning
 12537 Goldcrest Street
 Star, ID 83669

Staff Contact: Brandon Atchley, Assistant Traffic Engineer
 Phone: (208) 387-6294
 E-mail: batchley@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a conditional use permit to construct 279 storage units on three parcels currently zoned as mixed-use on 11 acres located south of the Herons Flight Lane and Moon Valley Road intersection. The mixed-use zoning is consistent with the City of Star’s future land use map, which designates this area as commercial.
2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Business District	C-1
South	Mixed-Use	MU
East	Mixed-Use	MU
West	Neighborhood Business District Development Agreement	C-1-DA
3. **Site History:** ACHD staff/Commission previously reviewed this site as Moon Valley Commons Subdivision/SPP20-0002 in March 2020 and Moon Valley Townhomes/SPP21-0010 in August 2021. The requirements of this staff report are consistent with those of the prior action.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Moon Valley Subdivision, consisting of 268 single family building lots, 22 common lots, 8 driveway lots, and 1 private road lot on 145 acres. The site is located south and east of the site with commission approval on March 6, 2019.
5. **Transit:** Transit services are not available within the City of Star to serve this site.

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies level 1 facilities on Moon Valley Road abutting the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 67 additional vehicle trips per day; 7 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Moon Valley Road	448-feet	Collector Road	31	Better than "D"
Hérons Flight Lane	331-feet	Local Road	N/A	N/A

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

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Moon Valley Road south of SH-44 was 550 on April 5, 2018.

C. Findings for Consideration

1. Moon Valley Road

a. **Existing Conditions:** Moon Valley Road is improved with 2-travel lanes, 22 to 27-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 57.5 to 73-feet of right-of-way for Moon Valley Road (22 to 23.5-feet from centerline). There is prescriptive right-of-way abutting the site along Moon Valley Road.

b. **Policy:**

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

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

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

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

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

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

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

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

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 Moon Valley Road is designated in the MSM as a Towncenter Collector with 3-lanes and on-street bike lanes, a 60-foot street section within 88-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any street improvements or right-of-way dedication on Moon Valley Road abutting the site.
- d. **Staff Comments/Recommendations:** Consistent with prior findings for Moon Valley Townhomes in 2021, the applicant will need to construct Moon Valley Road abutting the site as ½ of a 36-foot wide street section with vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk. The applicant should be required to dedicate right-of-way, including prescriptive right-of-way to 2-feet behind back of sidewalk; or, for detached sidewalk located outside of the right-of-way, provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

2. Herons Flight Lane

- a. **Existing Conditions:** Herons Flight Lane terminates in a cul-de-sac turnaround at the site's northwest property line and is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 62-feet of right-of-way for Herons Flight Lane abutting the site (35-feet from centerline) with an additional 128-feet of right-of-way located at the terminus of the roadway to allow for a cul-de-sac turnaround. The cul-de-sac turnaround is partially constructed at the terminus of the roadway.

Herons Flight Lane continues as a 25-foot wide private roadway from the cul-de-sac turnaround to the south.

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street – 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway

strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant's Proposal:** The applicant is not proposing any street improvements or right-of-way dedication on Herons Flight Lane abutting the site.
- d. **Staff Comments/Recommendations:** Consistent with ACHD's action in 2021 for Moon Valley Townhomes, the applicant should be required to improve Herons Flight Lane as ½ of a 36-foot wide local street section to include pavement widening, curb, gutter and 5-foot wide concrete sidewalk abutting the site.

The applicant should be required to improve the cul-de-sac turnaround at the terminus of Herons Flight Lane with curb, gutter and 5-foot wide concrete sidewalk. Dedicate additional right-of-way to total 2-feet behind of the back of sidewalk or provide a permanent easement to 2-feet behind back of sidewalk for any sidewalk located outside of the dedicated right-of-way on Herons Flight Way abutting the site.

3. Driveways

3.1 Moon Valley Road

- a. **Existing Conditions:** There is an existing driveway from the site onto Moon Valley Road located 274-feet west of the site's east 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.

- c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway onto Moon Valley Road located 274-feet west of the site's east property line with landscaping.
- d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway on Moon Valley Road does not meet District's Minor Improvements policy, which requires the closure of unused driveways with curb, gutter, and 5-foot wide sidewalk. The applicant should be required to close the driveway located 274-feet west of the site's east property line with curb, gutter, and 5-foot wide concrete sidewalk to match improvements on both sides.

3.2 Herons Flight Lane

- a. **Existing Conditions:** There are no existing driveways on this public road section.

- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, 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.

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.

Driveway Design Requirements: District policy 7207.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- c. **Applicant's Proposal:** The applicant is proposing to construct one 30-foot wide curb return type driveway located 203-feet south of Moon Valley Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. If a gate or keypad is proposed for the driveway, they shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided, per District policy 7207.4.3.

4. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
 - Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. **Applicant Proposal:** The applicant is proposing to utilize the existing private portion of Herons Flight Lane to provide access to the site. All other roadways within the site are proposed to be constructed as private roads/drive aisles.
- c. **Staff Comments/Recommendations:** If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

5. 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.

6. 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.

7. Other Access

Moon Valley Road is classified as a collector roadway. Direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Construct Moon Valley Road, abutting the site as ½ of a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, and a 7-foot wide planter strip within 25-feet of right-of-way and either 7-foot attached or 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way abutting the site. If street trees are desired, then provide an 8-foot wide planter strip.
2. Dedicate the existing prescriptive right-of-way abutting the site from centerline of Moon Valley Road to extend to 2-feet behind back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. A minimum of 2-feet of right-of-way is required behind the back of curb.
3. Improve Herons Flight Lane as ½ of a 36-foot wide local street section to include pavement widening, curb, gutter, and 5-foot wide concrete sidewalk abutting the site.
4. Improve the cul-de-sac turnaround at the terminus of Herons Flight Lane with curb, gutter and 5-foot wide concrete sidewalk.
5. Dedicate additional right-of-way to total 2-feet behind of the back of sidewalk or provide a permanent easement to 2-feet behind back of sidewalk for any detached sidewalk located outside of the dedicated right-of-way on Herons Flight Way abutting the site.
6. Construct a 30-foot wide curb return type driveway aisle onto Herons Flight Lane located 203-feet south of Moon Valley Road, as proposed.
7. Utilize the existing private roadway located at the terminus of Herons Flight Lane to provide access to the site and if widened, pave the private roadway its full width and at least 30-feet into the site. If a gate(s) or keypad is proposed for the private road, they shall be located a minimum of 50-feet from the near edge of the intersection.
8. A street name and stop sign are required for the private road if there is not one in place. The signs may be ordered through the District. Verification of the correct approved name of the road is required.
9. Close the existing driveway from the site onto Moon Valley Road located 274-feet west of the site's east property line with vertical curb, gutter, a 7-foot wide landscape strip and 5-foot wide detached concrete sidewalk, as proposed.
10. Direct lot access is prohibited to Moon Valley Road and should be noted on the final plat.
11. 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.
12. Payment of impact fees is due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

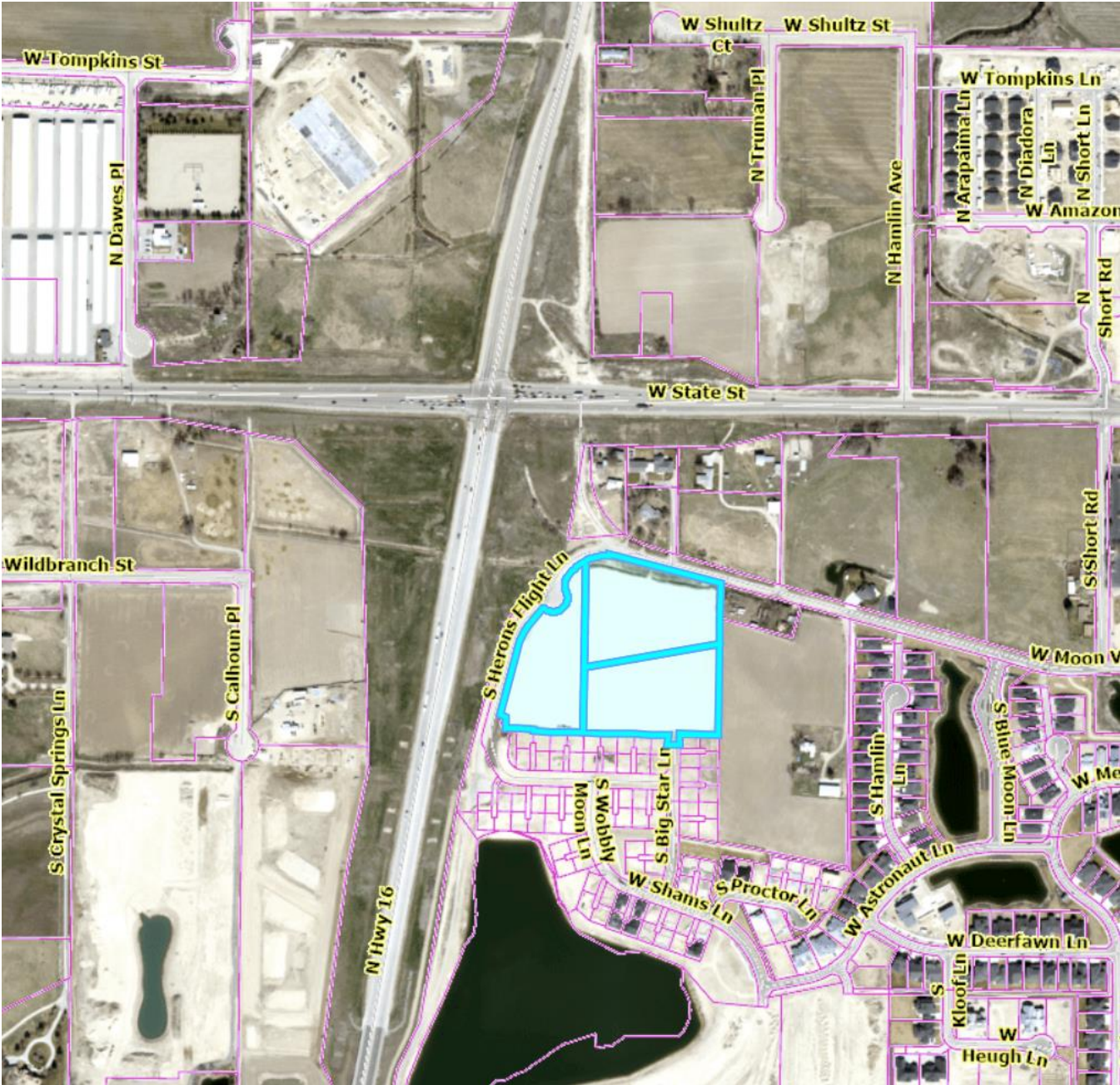
F. Conclusions of Law

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

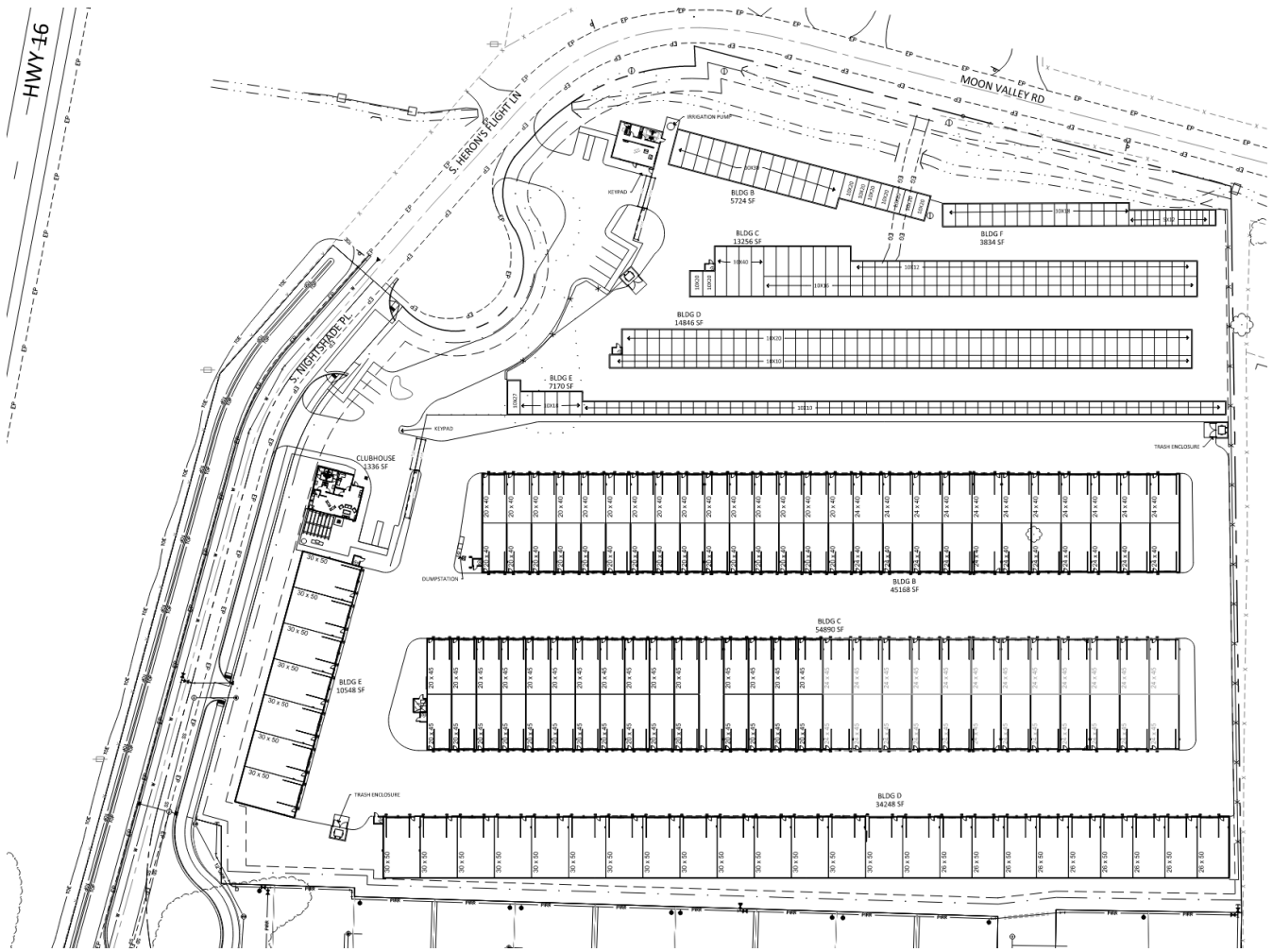
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

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

Boise Office

1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office

1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office

213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

March 10, 2023

RECEIVED MAR 13 2023

JMA

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Donahue

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

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

Re: File #: CU-23-01 (Conditional Use Permit) - **Falcon Storage**

Dear Mr. Nickel:

Drainage District #2 has a drainage ditch and easement that runs through or abuts this property. The easement is 100 feet, 50 feet each side of the centerline, for open drains and 50 feet, 25 feet each side of the centerline for piped or closed drains. The developer/owner must contact the District's attorney's, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into the District's facilities occurs. The District must review drainage plans and construction plans prior to any approval.

The District generally requires a License Agreement prior to any approval for the following reasons:

1. Relocation of a District facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of District facility.
3. Encroachment on a District facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into District facilities.

Also, please be advised that the District does not approve of trees within the District's easement. Therefore, any existing trees within the District's easement will need to be removed. On occasion, the District may make exceptions on a case by case basis, which requires the developers/owners to obtain written permission from the District for existing trees to remain. Please contact me if you have any questions.

Yours very truly,

*Sent without signature
to avoid delay*

S. Bryce Farris

SBF:krk

cc: DD#2 Board of Directors

www.sawtoothlaw.com

Attorneys licensed in Idaho, Montana, Oregon and Washington



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 23, 2023

City of Star
Shawn Nickels, P&Z Administrator
10769 W State St
Star, ID 83669
snickel@staridaho.org

Re: Falcon Storage, CU-23-01

Dear Mr. Nickels,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding Falcon Storage located at 8323 W Moon Valley Road, Star, Idaho. Please see the below comments:

1. This project does not abut the State Highway system however it is near SH-44 and SH-16.
2. Traffic generation numbers were not provided with this application. ITD needs more information on the trip generations to determine what mitigations, if any, the applicant may be required to construct on the State Highway system. ITD is most concerned with the traffic generations for Moon Valley Road and SH-44 and S Short Rd and SH-44. If the new development generates 100 or more new trips in the peak hour or 1,000 new trips in a day onto the State Highway system, a Traffic Impact Study (TIS) is required. Mitigations identified by the Traffic Impact Study shall be the responsibility of the applicant to install.

ITD reserves the right to make further comments upon review of any submitted TIS or other documents.

Sincerely,

Wendy I. Howell
Development Services Coordinator
ITD. District 3

Jerry A. Kiser
Attorney at Law
P.O. Box 8389
Boise, Idaho 83707

(208) 861-4657

jerrykiserlaw@gmail.com

October 11, 2023

CITY OF STAR
Attn. Shawn Nickel
P.O. Box 130
Star, ID 83669

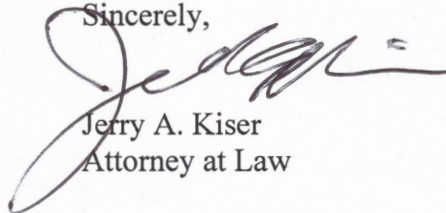
Re: Falcon Storage, File No. CU-23-01 Conditional Use Permit Application

Dear Mr. Nickel:

I write on behalf of Lloyd Akins and Paul Akins regarding the above referenced application. Lloyd and Paul Akins own property East of and adjacent to the proposed development. The Akins' are concerned the proposed development will cause water to drain off the developed property onto their property. The Akins' request the City require the developer prevent water from draining off of the developed property onto their property.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,



Jerry A. Kiser
Attorney at Law

cc: Client

Shawn Nickel

From: Richard Girard
Sent: Monday, November 6, 2023 11:47 AM
To: Shawn Nickel; John Tensen; Jon Turnipseed; Chris Todd
Subject: Falcon Storage Sidewalk

From discussion at our November meeting and further review , It is recommended that the sidewalk on the west side of this development (Falcon Storage) should be changed to a 10 foot wide sidewalk to compile with the City's pathway to connect the Hwy 44 pathway to the Boise River pathway system.

Shawn Nickel

From: gparadocs@aol.com
Sent: Wednesday, October 4, 2023 7:37 PM
To: Shawn Nickel
Cc: gparadocs@aol.com
Subject: Falcon Storage Project

Shawn Nickel
Planning Director & Zoning Administrator
Star, Idaho

Shawn,

I am a home owner right across the street from the proposed Falcon Storage Project. Let me begin by stating that I am not opposed to the project. I did come into your office to review the plans. While I could not tell specifically, may I assume that the two irrigation ditches along Moon Valley will be tiled?

Also, I would like to recommend that the project be required to put some kind of fencing (simple rot iron?) along Moon Valley in order to stop foot traffic from trying to reach the commercial units from Moon Valley. Failure to do so could lead to the landscaping being destroyed by street parking wanting a short cut. Plus, failure to do so would encourage street parking which I hope the city would not favor.

I am not available for the next public hearing, but I would like this request to be given some consideration.

Thank you,

George Jacques
69 S Big Star Ln
Eagle, Idaho

P.S. Don't let the address fool you. My driveway is directly across the street from the commercial side of the project.