



CITY OF STAR  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council  
**FROM:** City of Star Planning Department  
**MEETING DATE:** **MAY 7, 2024 PUBLIC HEARING**  
**RE:** Municipal Code Text Amendment



**APPLICANT**

City of Star

**REQUEST**

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 3: HEALTH AND SANITATION
- TITLE 4: PUBLIC SAFETY
- TITLE 5: MOTOR VEHICLE AND TRAFFIC
- TITLE 7: BUILDING REGULATIONS
- TITLE 8: UNIFIED DEVELOPMENT CODE

**APPLICATION REQUIREMENTS, NOTICING & MEETINGS**

Agencies Notified	April 16, 2024
Legal Notice Published	April 19, 2024
City Council Workshop	November 14, 2023
Staff Meeting with Builders & Developers	April 22, 2024

## ZONING ORDINANCE STANDARDS

### **1-1-3: Amendments**

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

### **8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:**

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

1. The text amendment complies with the applicable provisions of the comprehensive plan;
2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

## STAFF REVIEW FOR COUNCIL

Staff has provided Council with redlined highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, input from the Star Police Chief, Star Fire District, Council workshops, builder and developer input and citizen comments.

**Staff has provided Council with the following information:**

- 1. Redlined Sections from each Title being revised**
- 2. Citizen Comments**
- 3. Support letters from development community**

# **HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS**

## **TITLE 8 UNIFIED DEVELOPMENT CODE**

### **CHAPTER 1**

#### **ADMINISTRATION**

##### **ARTICLE A. APPLICATION PROCESSING**

###### **8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:**

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next **public hearing city council meeting** date, following **any pertinent** ~~the notice requirements~~ provided by ~~sub~~section 8-1A-6**E**.

###### **8-1A-6: PUBLIC HEARING PROCESS:**

A. The following applications require public hearings: Annexation and zoning, **deannexation**, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, **vacations**, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. **Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.**

C. Neighborhood Meetings:

1. Required: For public hearings involving annexations, rezones, variances, conditional use permits, preliminary plats, planned unit developments and property owner initiated comprehensive plan map amendments, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application. **The administrator may waive the requirement for a neighborhood meeting or require a neighborhood meeting on certain applications and requests when deemed necessary.**

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius required in subsection 8-1A-4B of this article. The City ~~will~~ **shall** provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than **twelve** ~~three-(3)12~~ months

nor less than ~~two~~ one (21) business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven-~~o'clock (~~7-4~~:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

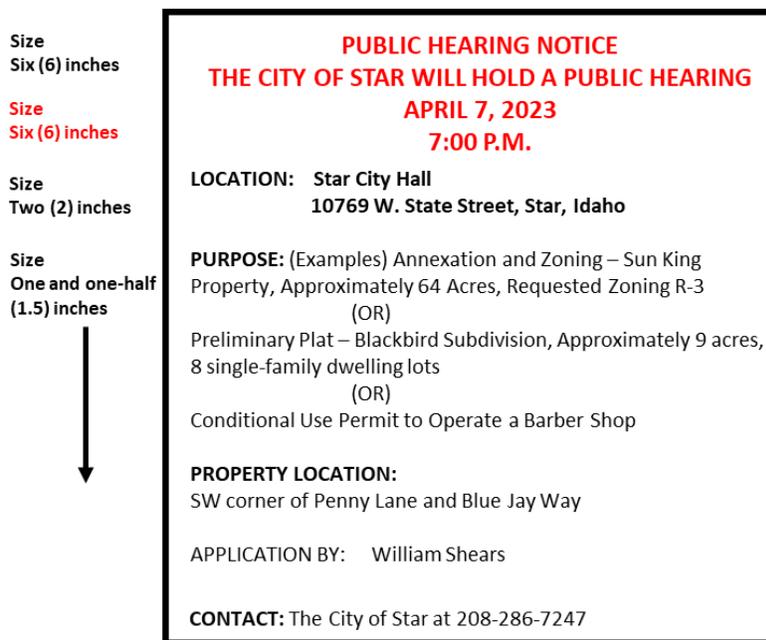
5. Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities if the facilities are within the corporate limits of the City of Star.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing.

FIGURE 8-1A-6(a)  
PUBLIC HEARING NOTICE SIGN EXAMPLE



c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing

for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with ~~all parties of record~~ the applicant to address questions and issues related to the application.

6. The council action shall be made within seventy ninety (70 90) days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application ~~is~~ was considered and postponed from, if additional information is not needed.

### **8-1A-8: INDEFINITE DEFERRAL PROCESS:**

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

## **ARTICLE B**

### **APPLICATION CRITERIA**

#### **8-1B-1: ANNEXATION, DEANNEXATION, AND ZONING; REZONE:**

#### **8-1B-8: VACATION OF PLATS:**

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted

until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

#### **8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:**

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review.

D. Zoning Certificate Not Required: No zoning certificate ~~shall~~ may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

1. Lawful accessory uses, not requiring any other permit or license;
2. Lawful signs of a type for which no building permit and/or no sign permit are required.
3. Application is for a Conditional Use Permit.

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, not to exceed one (1) year.

#### **8-1B-4: CONDITIONAL USES:**

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, ~~other than~~ or use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

#### **8-1B-7: ADMINISTRATIVE DESIGN REVIEW:**

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

#### **8-1B-8: VACATIONS OF PLATS:**

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

##### 1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

### **ARTICLE C. SURETY AGREEMENTS**

#### **8-1C-1: PROCESS:**

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements include ing, but may not be limited to, water, sewer, power facilities, street paving, emergency services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other

site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

1. For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation ~~must~~ shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) 6 months from the date of issuance of the surety agreement recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
2. Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
3. For fencing or other site amenities, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said amenities, along with a schedule date for delivery and installation.
4. For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, Aall work shall be completed and surety release requested within one (1) year of acceptance by the City. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council.
5. A private street may be approved for a surety agreement prior to final plat approval provided that the street is constructed and receives inspection approval from the City Engineer and Fire District prior to issuance of any building permit.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency. One (1) building permit for the original parcel may be issued if approved by the Administrator, provided that 8-4A-6 is complied with.

D. The amount of surety called for shall be equal to not less than one hundred fifty percent (150%) of the cost of completing the required improvements. The estimated cost for all items, including labor, shall be provided by the applicant, and reviewed and approved by the city engineer. The city engineer may require increased costs and/or additional bids as deemed necessary and may reject unbalanced bids.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

## ARTICLE D

### IMPLEMENTATION PROVISIONS

#### 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

## ARTICLE E

### DEFINITIONS

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

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit but require a certificate of zoning compliance and should have a 5' minimum setback from any property line.

BUILD TO RENT COMMUNITY (BTR): Sometimes called Horizontal Apartments. A community developed as a single-family development with the specific intent to provide rental living rather than owner occupied living. The development is built in a manner that resembles a traditional neighborhood comprised of single-family homes. The dwellings may be located on individually platted lots or on one parcel. In some cases, the dwellings may share a common wall. This use shall be reviewed and approved similarly to a multi-family dwelling development.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

EVENTS/ENTERTAINMENT CENTER-FACILITY. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private

gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service ~~is~~ may be provided, amplified music or excessive noise may be ~~is~~ present and area for a large amount of parking is ~~required~~ necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and constructed as a single unit. ~~separate units under a condominium regime or as a single unit.~~ The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Building for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

## CHAPTER 3

### ZONING DISTRICT STANDARDS

#### ARTICLE A

##### DISTRICTS ESTABLISHED

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

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

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

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

<b><u>ZONING DISTRICT USES</u></b>												
<b>USES</b>	<b>A</b>	<b>RR</b>	<b>R</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>LO</b>	<b>LI</b>	<b>PS</b>	<b>MU</b>	<b>RC</b>	
Church or place of religious worship	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	C	<del>N</del> <u>C</u>	C	C	C	N	<del>C</del>	C	N	
Convenience store	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	N	C	C	
Event/ <del>Entertainment Center Facility</del> , Public or private (indoor/outdoor) <u>1</u>	C	C	N	C	C	C	N	C	C	C	C	
<del>Fireworks Stands</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>P</del>	<del>N</del>	
Gasoline, Fueling & Charging station with or without convenience store <u>1</u>	N	N	N	C	C	<del>P</del> <u>C</u>	C	P	N	C	N	
<del>Institution</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	
<del>Lagoon</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>N</del>	
<del>Multiple Use Building</del> <u>1</u>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>N</del>	<del>C</del>	<del>C</del>	
Shopping <u>or Commercial</u> center	N	N	N	<del>P</del> <u>C</u>	C	<del>P</del> <u>C</u>	N	N	N	C	N	

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front <sup>(1)</sup>	Rear	Interior Side	Street Side
CBD	35'/ <del>60</del> ' <sup>5</sup>	0'	0'	0' <sup>4</sup>	0'
C-1	35'	20'	5'	0' <sup>4</sup>	20'
C-2	35'/ <del>60</del> ' <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
LO	35'	20'	10'	0' <sup>4</sup>	20'
IL	35'/ <del>60</del> ' <sup>5</sup>	20'	5'	0' <sup>4</sup>	20'
MU	35'/ <del>60</del> ' <sup>5</sup>	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 <sup>(3)</sup> .			

Notes:

2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~H LI~~, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

- E. All new residential and accessory structures ~~of any size~~ within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. should maintain a minimum 5' setback from all property lines.

## ARTICLE B

### ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

#### 8-3B-3: RESIDENTIAL DISTRICTS:

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



2. Two-story detached structures shall should provide a minimum of one, second story side window per side elevation, when appropriate.
  3. A minimum one (1) foot overhang shall be provided on all pitched roof overhangs. Administrator may approve deviation from this standard.
  4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
  - ~~5. Additional landscaping buffers may also be required.~~
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different housing architectural styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
    - a. 1 to 50 units = minimum of 5 architectural types styles and/or floorplans
    - b. 51 to 100 units = minimum of 7 architectural types styles and/or floorplans
    - c. 101 and over units = minimum of 10 architectural types styles and/or floorplans
  3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts

between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
5. All Build to Rent Communities, whether initially designed as such, or as converted from a previously approved preliminary or final plat, shall comply with the following standards:
  - i. Any Build to Rent Community shall establish an Association with a set of rules that recognize individual lot landscaping maintenance, maintenance and upkeep of painting and roofing for all dwellings, maintenance and upkeep of any required common area and development amenity, or any additional rule as established by the Administrator and/or Council. A set of these rules shall be submitted for approval by the City prior to issuance of building permits.
  - ii. All proposed Build-to-Rent Communities are required to have a local management company at all times. Rentals shall be managed specifically through the management company, with no rental signs allowed in front of individual dwellings. One, common sign may be located within the development with rental information included.
  - iii. Architectural renderings shall be submitted showing all dwelling proposal styles, as required in Section 8-5-16-5. A development plan showing the placement of each dwelling proposal style on each lot shall be submitted for approval with the application.
  - iv. Any Build to Rent community shall further comply with all residential standards in this Title.

## ARTICLE C

### ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

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

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access

points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

F. Site Improvements:

3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations.

Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.

4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically ~~approved~~ required by the Council and applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

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

**8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:**

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in ~~mixed-use~~ multiple use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

- D. Big Bbox retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

## ARTICLE E

### ADDITIONAL MIXED-USE DISTRICT STANDARDS

#### **8-3E-1: MU MIXED USE DISTRICT:**

- J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- L. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

## CHAPTER 4

### ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

#### ARTICLE A. PERFORMANCE STANDARDS

##### **8-4A-1: PURPOSE:**

##### **8-4A-2: APPLICABILITY:**

##### **8-4A-3: ACCESSORY STRUCTURES:**

##### **8-4A-4: ADDRESS NUMBERING:**

##### **8-4A-5: BIKEWAYS:**

##### **8-4A-6: BUILDING PERMITS:**

##### **8-4A-6-7: CLEAR VISION TRIANGLE:**

**8-4A-7 8: OBJECTIONAL CONDITIONS:**

**8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:**

**8-4A-9 10: ENCLOSED TRASH AREA:**

**8-4A-10 11: FENCES:**

**8-4A-11 12: GRADING:**

**8-4A-12 13: PATHWAYS:**

**8-4A-13 14: OUTDOOR LIGHTING:**

**8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:**

**8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:**

**8-4A-16 17: SELF-SERVICE USES:**

**8-4A-17 18: SIDEWALKS AND PARKWAYS:**

**8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:**

**8-4A-20: TRAVELING SLEEPING QUARTERS:**

**8-4A-19-21: MAILBOXES:**

**8-4A-6: BUILDING PERMITS:** Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

**8-4A-1011: FENCES:**

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3 5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

**8-4A-1112: GRADING:**

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. ~~This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any.~~ This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Staff.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities. Refer to section Title 10 - Flood Control for additional flood zone requirements.

3. Grading of a property shall take into consideration adjacent roadways and properties. With focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not be daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:

(5) Completion of paving slope stabilization (IE paving, landscaping) as rapidly as possible after after grading-, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

(1) City approved trails

(2) Short sections of road to transition from one developable area to a another.

(3) small sections required for utility improvements as specifically required by the utility provider.

(4) NO portion of any residential building lot shall be located within a Steep Slope Area.

(5) Exceptions must be approved by the City Council and shall be demonstrate the following:

(i) Area is isolated and not connected to other steep slope areas.

(ii) Grading creates minimum impact to hillside area including non- Steep Slope Areas.

**8-4A-1718: SIDEWALKS AND PARKWAYS:**

ROADWAY CLASSIFICATION	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS <sup>1</sup>	NOTES
Local	5 Foot (5') Detached Sidewalk with minimum <del>6</del> 8 Foot ( <del>6</del> 8') Parkway Planter Strip Both Sides of Roadway	All roadways not designated as an arterial, collector, or highway, in any form, on ACHD's Major Street Map or Canyon Highway District #4's map, shall be considered Local.

**8-4A-1819: TRAVELING SLEEPING QUARTERS:**

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

**8-4A-20 21: MAILBOXES:**

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

**8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:**

Event/~~Center~~ Entertainment Facility

Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats. As or as otherwise required with conditional use permit

Storage (enclosed building and/or fenced area)

1 per 1,000 square feet of gross storage area; Self-storage facilities: As specified by Conditional Use Permit.

## ARTICLE C

### TEMPORARY USE REQUIREMENTS

#### **8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

#### **8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:**

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire ~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV during the duration of the use.

## ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

### **8-4E-2: STANDARDS:**

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

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

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

## Chapter 5

### SPECIFIC USE STANDARDS

**8-5-15: EVENTS/ENTERTAINMENT FACILITY:**

**8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMT:**

**8-5-23: MULTIPLE USE BUILDING:**

### **8-5-13: DRIVE-THROUGH ESTABLISHMENT:**

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent a residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F E.~~ Approval from the Fire District is required for the location and access of the drive-thru facility.

~~F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.~~

~~G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if is determined that fugitive light is observed after installation and operation begins.~~

### **8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:**

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

### **8-5-22: MODEL HOME, OFFICE AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

#### A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
  - a. Temporary street signage;
  - b. Temporary streetlights;
  - c. Street addressing for emergency services and building inspections;
  - d. Temporary fire flows;
  - e. Snow removal plan.
  - f. Star Fire District Approval

### **8-5-23: MULTIPLE USE BUILDING:**

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

#### A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

#### **8-5-~~2729~~: SECONDARY DWELLING UNIT:**

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

#### **8-5-~~3941~~: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

## **CHAPTER 6**

### **SUBDIVISION REGULATIONS**

#### **ARTICLE A. SUBDIVISION PURPOSE AND PROCESS**

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

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/~~E~~H4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall to~~ be submitted with the application.

## **8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:**

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all ~~of~~ the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

## **8-6A-8: TERM OF APPROVALS:**

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to ~~record~~ obtain City Engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact).~~or one year of the combined preliminary and final plat or short plat.~~ Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

## **ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**

### **8-6B-2: IMPROVEMENT STANDARDS:**

D. Common/Shared Driveways:

1. ~~Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District. Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.~~

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/~~EHD4~~ approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-1-R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless~~ approved by the

Fire District.

## CHAPTER 8

### DESIGN AND DEVELOPMENT STANDARDS

#### ARTICLE A. SIGN STANDARDS

##### 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

- c. ~~Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~
- d. ~~The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

# HIGHLIGHTED AREAS OF THE PROPOSED CODE AMENDMENTS

## STAR MUNICIPAL CODE TITLES 3, 4, 5 & 7 REVISIONS

### TITLE 3 HEALTH AND SANITATION

#### 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing~~ in the area. Loud or offensive noise is ~~that which a noise that~~ is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

#### 3-2-4: Specific Noises Enumerated

~~A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property<sup>1</sup>.~~

C. Construction: The erection, excavation, demolition, alteration or repair of any

building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

~~H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.~~

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

## TITLE 4 PUBLIC SAFETY

### 4-4-1: Definitions

Farm Animals: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include members of the equine family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, roosters, turkeys), fowl (ducks, geese), swine (including Vietnamese potbellied pigs), goats, llamas, alpacas, and other animals associated with a farm, ranch, or stable.

### 4-4-1: Habitual Barking Or Noise Making

- A. Animals: The keeping of any animal, bird, or fowl, which emanates frequent, excessive, and extended noise which shall unreasonably disturb the quiet, comfort or repose of any person in the vicinity, such as allowing or permitting any dog to bark for thirty (30) minutes repeatedly in an area where such barking can be clearly heard from nearby residential property.
- B. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of ~~his~~ their animal. To prevent it from becoming a public nuisance, as the term public nuisance is defined in Chapter 1, Title 52 of the Idaho Code. A person shall be subject to criminal liability and guilty of a misdemeanor for

allowing an animal to become a public nuisance when such person permits or allows an animal to:

1. Bark, bay, cry, howl, or emit any excessive animal noise audible beyond the boundaries of the property on which the animal is situated for an extended period of time, day or night, thereby unreasonably disturbing another person. For purposes of this Section "extended period of time" means either:
  - a. Barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes, with no individual period of silence of more than one (1) minute during the thirty (30) minute period; or
  - b. Barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for a total of sixty (60) minutes or more within a twenty-four (24) hour period.
2. Exceptions: This Section shall not apply to animals that are being harassed or provoked by a person to cause such noise, that are maintained on land zoned for agricultural purposes, are kept at a properly permitted animal shelter established for the care and placement of unwanted or stray animals, or are kept at a properly zoned commercial boarding kennel.
3. Proof of Excessive Noise Nuisance: The owner or custodian of an animal may be charged with excessive animal noise nuisance when an Animal Control Officer:
  - a. Receives signed complaints alleging an animal noise nuisance from at least two (2) unrelated adult witnesses residing in different residences;
  - b. Receives a signed complaint alleging an animal noise nuisance from one adult witness who has an audio or video recording of the alleged violation;
  - c. Receives a signed complaint alleging an animal noise nuisance from one (1) adult witness and the Animal Control Officer also personally observes noise emission consistent with the complainant's allegations, even if the noise emission witnessed by the officer is for less than the required amount of time under this ordinance; or
  - d. Personally witnesses the excessive noise violation for the required period of time under this ordinance.
4. Other Animal Nuisances: Another animal nuisance may occur when:

- a. An animal threatens, or acts aggressively towards, passersby;
  - b. An animal chases vehicles, individuals on bicycles, scooters or similar devices, or pedestrians;
  - c. An animal attacks other animals;
  - d. An animal trespasses upon public or private property in such a manner as to damage the property;
  - e. An excessive amount of animal feces is permitted to accumulate in such a manner as to present a health risk to a person or which is of such quantity as to generate odors off the premises of the animal owner; or
  - f. An owner fails to confine a female dog during estrus or proestrus in a building or secure enclosure in such manner that such female dog cannot come into contact with male dogs, except for planned breeding.
5. Nuisance Feral Cat Prevention: Any cat not spayed or neutered that is permitted to be out of doors not under the direct control of its owner is deemed a nuisance. The Animal Control Agency may seize any cat At Large and may spay or neuter such animal. The Animal Control Agency may mark the cat as being spayed or neutered by marking the animal's ear, or through some other methodology. A cat that is seized pursuant this Section, spayed or neutered, and marked as such, may be released by the Animal Control Agency to the location from which it was seized.
6. Impoundment fee: The Animal Control Shelter shall charge a fee, set by resolution of the Board of Ada County Commissioners for receiving an animal into Custody. This fee shall be paid at time of animal redemption and these fees shall be remitted to Ada County.

a. Fee Schedule

Dog:	
Tagged, neutered or spayed	\$15
Untagged, neutered or spayed	\$40
Tagged, unaltered	\$65
Untagged, unaltered	\$90
Cat	\$12.50
Horse, mule, hog, sheep, goat, cattle or <u>other</u> domesticated animal	\$125.00

7. Boarding Fees: The Animal Control Shelter shall be entitled to charge a boarding fee for the keeping and selling of an animal and these fees shall be retained by the Animal Control Shelter.
  
8. Annual Report of Fees: The charges associated with the keeping and selling of an animal shall be determined by the Animal Control Shelter. The fees charged by the Animal Control Shelter for boarding and keeping any animal shall be paid at time of animal redemption along with any veterinary and hospital expenses incurred during the animal's impoundment. The Animal Control Shelter is obligated to keep a fee schedule for services rendered available for public inspection and advise the Board of County Commissioners annually the fees it charges for its services.

~~that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days~~

~~or both such fine and jail. For purposes of this section "extended period of time" means either:~~

- ~~9. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or~~
- ~~10. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.~~

- C. Impoundment: Any such animal in violation of this section may be seized and impounded if such disturbance reoccurs after the person in control of the premises has received two (2) prior warnings or citations within a period of six (6) months from the animal control agency. It is not a defense that prior warnings or citations involved different animals.
- D. Exception, Livestock: This section shall not apply to such noises made by livestock, whether from commercial or noncommercial activities on land which is properly zoned to allow keeping of livestock, and such sounds made in facilities licensed under and in compliance with the provisions of this chapter.
- E. Affirmative Defense: It shall be an affirmative defense under this section that the animal was intentionally provoked to make such noise.
- F. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:
  1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (2) unrelated adult witnesses residing in different residences; or
  2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or
  3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.

#### **4-4-4: Maintenance Of Farm Animals Within City**

1. Keeping Unlawful; Exceptions: Except as allowed by applicable zoning regulations, and property where such animals are being kept prior to the effective date hereof, it shall be unlawful for any person to stable, keep, pasture or maintain within the city limits any farm animals, as defined in Section 4-4-1. For Bees, see Section Chapter 4-7.
2. Approval Criteria: No farm animals, except laying chickens or bees shall be kept in residential zoning districts unless all of the following approval criteria are met:
  - A. Minimum Lot Size: Minimum lot size is ~~twenty five thousand (25,000)~~ twenty-one thousand, seven hundred and eighty (21,780) square feet, or one-half acre.
  - B. Location Of Housing Structure: No structure to house the animal ~~or bees~~ is within ~~twenty~~-five feet (25') of a property line.
  - C. Area Fenced: The animal is kept within a fenced area. The fenced area shall be no closer than twenty five feet (25') to adjacent property lines.
  - D. Lot Size Per Number Of Animals: Given the following land area, ~~either on one lot or a combination of adjacent lots within one ownership,~~ the following agricultural animals may be kept:
    1. Horses, mules, cattle or llamas: Not to exceed one animal per one-half (~~0.51.0~~) acre of area available for the animal's occupancy; and
    2. Swine of any kind are not allowed in the Star city limits. and
    3. Sheep, goats, poultry (except laying hens), rabbits: sheep, goats, turkeys, ducks, geese or rabbits at a ratio of five (5) total animals per acre of area available for the animals' occupancy.
    4. Once the calculation of farm animals has been met of horses, mules, cattle, and llamas, at the ratio of 1 animal per acre, then a combination of farm animals listed above in number 3 may be kept at a ratio not to exceed a total of five (5) animals per acre. For example, using a 3-acre property, 3 horses could be allowed and 7 sheep, 2 goats, 1 turkey and 2 ducks for a total of 15 animals.
    5. Roosters are only allowed on parcels greater than five (5) acres in size and should be kept at a distance of one hundred (100') feet from any adjacent residential use of district.
    6. Laying hens require a permit, issued by the Clerk' office and/or Planning Department. The permit may also have a nominal application fee, as approved by Council.
    7. ~~Chickens, rabbits, doves or pigeons: Seven (7) total animals per one-half (0.5) acre of the area available for the animals' occupancy; and~~
    8. ~~Sheep, goats, poultry: Sheep, goats, turkeys, ducks, or geese at a ratio of five (5) total animals per acre of area available for the animals'~~

~~occupancy (for example, on a 3-acre site of area available for the animals' occupancy, the following combinations of "5 total animals per acre available for the animals' occupancy" are possible: 15 total – 10 sheep, 2 goats, 1 turkey and 2 ducks, or 15 total – 15 sheep only).~~

- E. Area available for the animal's occupancy shall be defined as land outside of the required setbacks that are not in a wetland or floodway and excludes driveways, ponds, dwelling area, accessory structure area and manicured landscaping areas.

#### 4-9-1: Definitions.

~~PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.~~

#### **4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:

- A. On any street;
- B. In any public or private parking lot if open to the public;
- C. In or upon any public or private motor vehicle;
- ~~D. Upon any public or private property if open to the public; and~~
- ~~E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

#### **4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:**

Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:

- F. On any street;
- G. In any public or private parking lot;
- H. In or upon any public or private motor vehicle;
- ~~I. Upon any public or private property if open to the public; and~~
- ~~J. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

#### **4-9-5: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:**

Except as otherwise permitted, it is unlawful to possess or consume any alcoholic beverage within or upon any of the following locations that are associated with the city park system:

- A. Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any eighteen (18) or younger event.

## **TITLE 5 MOTOR VEHICLE AND TRAFFIC**

### **5-2-1: Definitions**

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

### **5-2-7: Extended Parking Prohibited**

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;

- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

## **TITLE 7 BUILDING REGULATIONS**

### **CHAPTER 1 BUILDING CODES AND REGULATIONS**

7-1-1: Building Officials

7-1-2: Electrical, Mechanical And Plumbing Inspectors

7-1-3: Phone-In Permit System

7-1-4: Primary Grounding Electrode

7-1-5: Building Codes Adopted; Regulations; Permits

7-1-6: National Electrical Code; Regulations; Permits

7-1-7: Plumbing Code

7-1-8: Internation Fire Code

7-1-89: Copies Of Adopted Codes On File

#### **7-1-5: Building Codes Adopted; Regulations; Permits**

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs or additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
  - a. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
  - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
  - a. In each new attached enclosed garage.
  - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.

6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

#### **7-1-6: National Electrical Code: Regulations; Permits**

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

1. ~~Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

#### **7-1-8: International Fire Code**

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

#### **7-1-89: Copies Of Adopted Codes On File**

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

## Shawn Nickel

---

**From:** Becky McKay <Beckym@engsol.org>  
**Sent:** Thursday, April 25, 2024 11:03 AM  
**To:** Shawn Nickel  
**Subject:** RE: Unified Development Code Amendment

Shawn:

I reviewed the current revisions to the UDC. The modifications address the concerns discussed at the meeting held on April 22 with staff and the private sector representatives. I am in support of the UDC changes and hope the City Council will approve the update on May 7<sup>th</sup>.

Thank you for working with development sector on this code update.

Becky McKay, Partner  
Engineering Solutions LLP  
1029 N Rosario St. #100  
Meridian, ID 83642.  
208-938-0980



---

**From:** Shawn Nickel <snickel@staridaho.org>  
**Sent:** Wednesday, April 24, 2024 1:41 PM  
**To:** Adam Capell <acapell@tollbrothers.com>; Becky McKay <Beckym@engsol.org>; David Yorgason <dyorgason6@gmail.com>; Todd Tucker <ttucker@boisehunterhomes.com>  
**Subject:** RE: Unified Development Code Amendment

Good afternoon. Thanks for meeting with us on Monday and going over the proposed changes to the Unified Development Code and Building Code. I have attached the revisions based on our discussion and believe we have adequately addressed all of the concerns. The changes to the building code were limited to the heat sensors in the garages and the adoption of the fire code.

I would like to have a letter or email from each of you supporting the revisions and entire body of changes. It would be nice to have something from the BCA also that supports the changes.

Thanks!

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, October 26, 2023 6:35:03 PM  
**Last Modified:** Thursday, October 26, 2023 6:39:18 PM  
**Time Spent:** 00:04:15  
**IP Address:** 75.174.107.208

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Maintain a low height restriction for commercial buildings

---

## Q2

What changes to Star's zoning code would you like to suggest?

Limit high density housing. No more.

---

## #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 2:39:50 PM  
**Last Modified:** Friday, October 27, 2023 2:52:33 PM  
**Time Spent:** 00:12:42  
**IP Address:** 38.44.251.124

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## Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

With the costs of food skyrocketing, I would like the code regarding backyard chickens to be changed. Currently, the code says you have to have 1/2 acre, and this is unfortunate because you don't need 1/2 acre for chickens. I lived in a busy city before and you could have 6 chickens no problem, just no roosters.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

I don't think it should be so prohibitive, particularly because we are surrounded by farmland. Here is an example from Nampa:  
<https://www.cityofnampa.us/DocumentCenter/View/188/Zoning-Ch-21-Animal-Regulationspdf?bidId=>

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# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, October 27, 2023 7:11:22 PM  
**Last Modified:** Friday, October 27, 2023 7:13:58 PM  
**Time Spent:** 00:02:36  
**IP Address:** 172.56.201.73

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Further restrictions on golf cart and other offroad vehicle use on city streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Target lot sizes. We have enough density for what should have been a rural town. Density is what Meridian and Boise are for.

---

# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:06:07 AM  
**Last Modified:** Saturday, October 28, 2023 7:16:24 AM  
**Time Spent:** 00:10:17  
**IP Address:** 65.129.66.231

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Could you please beef up the current nuisance property codes? We have properties that are not part of an HOA that are affecting neighboring properties, and are horrible.

Example:4-1-1: DEFINITIONS:

**GRAFFITI:** Any inscription, work, figure, symbol, drawing, mark, or design that is marked, etched, scratched, drawn, or painted on any real or personal property or improvement, including, but not limited to, walls, fences, gates, pavement, buildings, rocks, trees, bridges, streets, sidewalks, and/or signs, whether such property is public, private, temporary, or permanent, without the consent of the owner of such property or the owner's authorized agent, and which inscription, work, figure, symbol, drawing, mark, or design is visible from any publicly accessible location.

**JUNK VEHICLE:** Any vehicle, or parts thereof, which:

- A. Cannot be safely operated under its own power;
- B. Is missing any one of the following: foot brakes, hand brakes, headlights, taillights, horn, muffler, rearview mirrors, windshield wipers, or adequate fenders;
- C. Has been declared salvage, or has been physically damaged to the extent that the cost of parts and labor minus the salvage value would make it uneconomical to repair or rebuild such vehicle; or
- D. Is otherwise in a wrecked, partially dismantled, inoperative, or dilapidated condition.

This definition shall not include junk vehicles lawfully stored or parked pursuant to the operation of a lawfully conducted business, industry or commercial enterprise.

**NUISANCE:** Anything which unreasonably injures or offends the health or senses; obstructs the free passage, comfortable enjoyment, or customary use of public or private property; or creates an actual or potential safety, health, or fire hazard. Nuisances shall include, but shall not be limited to conditions designated as abatable nuisances and as general nuisances as enumerated in this chapter.

**Abateable Nuisance:** Nuisance conditions that may be abated by the City in accordance with the provisions of this chapter, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance weeds.
- B. Graffiti, on any surface.
- C. Snow or ice on any public sidewalk abutting or adjoining any privately owned premises.
- D. Vegetation, including trees, that impedes or obstructs a public sidewalk or roadway.

**General Nuisance:** Nuisance conditions that may lead to criminal charges without any prior attempt by the City to obtain abatement thereof, specifically including, without limitation, the following nuisance conditions:

- A. Nuisance materials on the ground.
- B. Personal property on any portion of a public sidewalk, except as specifically allowed by law or by written permit issued by the City or other governing authority.
- C. One or more junk vehicle(s), where such junk vehicle is not enclosed in any structure or otherwise concealed from public view pursuant to title 8 of this Code.
- D. Stagnant or impure water which causes or creates an offensive, unhealthy, or unsanitary condition.
- E. Refuse, vegetative decay or any decaying substance, garbage or filth of any kind which is exposed to the elements and which causes or creates an offensive, unhealthy, or unsanitary condition.
- F. Discarded matter which has no substantial market value, is exposed to the elements, and is not enclosed in any structure or otherwise concealed from public view, including, but not limited to: rubble, litter, asphalt, concrete, plaster, tile, cardboard, paper, scrap wood, scrap metal, tires, broken glass, and/or other dilapidated or deteriorating personal property.
- G. The accumulation of and/or failure to lawfully dispose of solid waste on any commercial or residential premises.
- H. Any building or structure that is so dilapidated or is in such condition as to menace the public health or the safety of persons or property due to increased fire hazard or other hazard.
- I. Any nuisance condition not otherwise enumerated in this chapter.

**NUISANCE MATERIALS:** Hazardous, noxious, dangerous, or offensive materials, including, but not limited to, oil, gasoline, fuel, antifreeze, paint, pesticides, or herbicides. This definition shall not include the incidental leakage of nuisance materials from registered vehicles lawfully moving or parked upon a public right-of-way; the lawful application of pesticides or herbicides for purposes of controlling pests or weeds; or activity otherwise specifically allowed by law or by written permit issued by the City or other governing

authority.

**NUISANCE WEEDS:** Undesirable plant growth, whether living or dead, which:

- A. Is over eight inches (8") in height;
- B. By reason of size, manner of growth, location, or dryness, constitutes a safety, health, or fire hazard to any person, building, improvement, crop, or other real or personal property;
- C. By reason of size, manner of growth, or location, impedes or obstructs a sidewalk or roadway or any portion thereof; or
- D. Is designated as a noxious weed by the State of Idaho.

This definition shall not include cultivated grasses and pastures, though such vegetation may be declared a nuisance where otherwise appropriate. (Ord. 784, 9-26-2017)

**4-1-2: RESPONSIBLE PARTY:**

Where a nuisance exists upon property that is vacant, abandoned, and/or uninhabited, the owner of record, as reflected on the most recent assessment roll, shall be presumed to be responsible for creating, causing, committing, maintaining, and/or allowing such nuisance. Such owner of record shall be subject to any and all penalties imposed as set forth herein, and shall be responsible for payment of any and all costs incurred in abating the nuisance. The owner of record shall bear the burden of rebutting this presumption. (Ord. 784, 9-26-2017)

---

**Q2**

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 7:38:06 AM  
**Last Modified:** Saturday, October 28, 2023 7:40:55 AM  
**Time Spent:** 00:02:48  
**IP Address:** 63.156.228.228

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Municipal code to allow poultry and other small food security animals to be raised on less than an acre - subdivisions (within reason, or no roosters)

---

### Q2

What changes to Star's zoning code would you like to suggest?

Fewer r-4 and 4-r and more r-2 and r-1 plots - less dense housing

---

# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 2:08:38 PM  
**Last Modified:** Saturday, October 28, 2023 2:14:33 PM  
**Time Spent:** 00:05:55  
**IP Address:** 159.118.200.69

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Clarify/establish rules for golf carts, ATVs, and other similar vehicles on Star streets.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Limit the number of drive-throughs and chain restaurants.

---

# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 3:00:07 PM  
**Last Modified:** Saturday, October 28, 2023 3:03:12 PM  
**Time Spent:** 00:03:05  
**IP Address:** 159.118.193.154

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Keep the Zoning in control to slow down over crowding and out of control developers.

---

### Q2

What changes to Star's zoning code would you like to suggest?

No more apartments , more impact fees for Greenspace and Parks

---

#8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, October 28, 2023 4:20:49 PM  
**Last Modified:** Saturday, October 28, 2023 4:27:39 PM  
**Time Spent:** 00:06:50  
**IP Address:** 75.174.170.189

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Architectural design for commercial areas - a variety of authorized exterior materials and finishes, and an overall architectural theme. Business areas should allow for some individuality, but within an overall theme or design scheme.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Lower density in residential areas and some restrictions on the type of businesses that can be in each commercial district/zone.

As an aside, go after Trader Joe's for the land east of Albertsons. The land may be owned privately, but the city can certainly work with the owner to attract specific tenants.

---

# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, October 29, 2023 8:28:17 AM  
**Last Modified:** Sunday, October 29, 2023 8:30:32 AM  
**Time Spent:** 00:02:14  
**IP Address:** 66.62.151.221

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Dog off leash, Design review committee if there isn't one , Arbor code for tree selection, fence code, signage code, less density

---

## Q2

What changes to Star's zoning code would you like to suggest?

Same as above

---

## #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 30, 2023 10:00:41 AM  
**Last Modified:** Monday, October 30, 2023 10:04:16 AM  
**Time Spent:** 00:03:34  
**IP Address:** 75.174.170.189

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## Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Review zoning for commercial and industrial zones. We need to not be so quick to allow so many fast food restaurants and auto businesses.

Create and improve architectural design standards for commercial areas. State Street is an unattractive mosh mosh.

Improve code enforcement standards, if they even exist. Staff a code enforcement division.

---

**Q2****Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:08:18 AM  
**Last Modified:** Tuesday, October 31, 2023 7:09:41 AM  
**Time Spent:** 00:01:22  
**IP Address:** 104.28.85.155

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Better building codes

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens allowed in HOA communities

---

# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:11:22 PM  
**Last Modified:** Tuesday, October 31, 2023 12:12:34 PM  
**Time Spent:** 00:01:11  
**IP Address:** 65.158.153.210

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We should allow chickens at all dwellings. There should not be a minimum size of property. People in apartments should be able to have chickens too.

---

### Q2

What changes to Star's zoning code would you like to suggest?

N/A

---

# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 12:30:30 PM  
**Last Modified:** Tuesday, October 31, 2023 12:32:30 PM  
**Time Spent:** 00:01:59  
**IP Address:** 67.41.44.210

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please do NOT change the code for chickens in Star to anything under a quarter acre. These smaller neighbors that have gone in, like CBH and Coleman have small lots that do not accommodate for the added rodents, bugs, and other ailments chickens bring with them. If the code is to be changed, add a clause that chickens must be contained and not allowed to cross property lines.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

## #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:11:18 PM  
**Last Modified:** Tuesday, October 31, 2023 1:23:38 PM  
**Time Spent:** 00:12:19  
**IP Address:** 204.229.1.125

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## Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more high density housing. Preserve the rural charm of Star by limiting how many homes are allowed in proportion to acerage.

---

# #15

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:31:37 PM  
**Last Modified:** Tuesday, October 31, 2023 1:35:28 PM  
**Time Spent:** 00:03:51  
**IP Address:** 38.44.249.241

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #16

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:37:21 PM  
**Last Modified:** Tuesday, October 31, 2023 1:38:18 PM  
**Time Spent:** 00:00:57  
**IP Address:** 38.44.249.85

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Current code states to have backyard chickens your property must be at least 25,000 sq ft. I would like to propose allowing a limited amount of hens (2-3) to all single family homes with at least 5000 sq ft lots. Consider placing strict chicken counts and containment regulations depending on the lot size. No roosters.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #17

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 1:50:57 PM  
**Last Modified:** Tuesday, October 31, 2023 1:52:26 PM  
**Time Spent:** 00:01:29  
**IP Address:** 204.229.1.125

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow backyard chickens to all single family homes. Put a limitation on amount of hens (no roosters) if property size is a concern.

---

# #18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:17:11 PM  
**Last Modified:** Tuesday, October 31, 2023 2:20:30 PM  
**Time Spent:** 00:03:18  
**IP Address:** 174.230.194.27

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public streets, regardless of HOA bylaws. The city code should override any HOA.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allow chickens for all single family homes. Disallow HOA's to restrict parking on public street regardless of HOA bylaws. The city code should override any HOA.

---

# #19

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:44:36 PM  
**Time Spent:** 00:00:31  
**IP Address:** 69.92.71.29

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Please allow chickens for all single family homes!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #20

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:46:05 PM  
**Last Modified:** Tuesday, October 31, 2023 2:49:19 PM  
**Time Spent:** 00:03:13  
**IP Address:** 24.117.63.76

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Allow 2 chickens per person per household, regardless of lot size. No roosters allowed on less than 1 acre property.

---

#21

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 2:44:35 PM  
**Last Modified:** Tuesday, October 31, 2023 3:07:01 PM  
**Time Spent:** 00:22:25  
**IP Address:** 69.9.58.192

---

Page 1: Municipal &amp; Zoning Codes Update Project

Q1

What changes to Star's municipal code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example ..... we live in a rural setting, on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, my daughter lives in a small subdivision and she is allowed four hens in her tiny backyard. Both locations are in Star. Makes no sense! (Restrictions & change in CCR's were implemented AFTER we purchased our home .... That doesn't seem fair). Please rein in HOA's from restricting what counties (Ada, Canyon) allow on acreage.

---

Q2

What changes to Star's zoning code would you like to suggest?

The right to raise food (ex: chickens, beef, goats for milk, etc) without a HOA superseding what the county allows. For example.... We live in a rural setting on nearly 5 acres and our HOA prohibits chickens/cows/etc. Yet, our daughter lives in a small subdivision, small backyard, and she is allowed 4 hens. Both homes in Star. Makes no sense. Adding to the frustration .... CCR's were changed and became more restrictive after we purchased our home. That doesn't seem fair. Please rein in HOA's from restricting what the counties (Ada, Canyon) allow on acreage.

---

# #22

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:14:44 PM  
**Last Modified:** Tuesday, October 31, 2023 3:16:14 PM  
**Time Spent:** 00:01:30  
**IP Address:** 69.9.58.192

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

HOAs should not be allowed to supersede what the county allows on acreage .... Living on nearly 5 acres, owning/raising chickens or other animals providing food should NOT be prohibited by an HOA, but rather fall under the regulations of the county!

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #23

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 3:28:15 PM  
**Time Spent:** 00:06:44  
**IP Address:** 174.27.193.40

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

1) No un-permitted soliciting. Please see City Of Meridian City code:

[https://meridiancity.org/media/xayf1z2x/mobile\\_sales\\_unit\\_brochure.pdf](https://meridiancity.org/media/xayf1z2x/mobile_sales_unit_brochure.pdf)

2) No HOA can restrict amount of chickens or livestock

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#24

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 3:43:21 PM  
**Last Modified:** Tuesday, October 31, 2023 3:53:16 PM  
**Time Spent:** 00:09:55  
**IP Address:** 173.47.19.251

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Enhance landscaping requirements for new commercial and development. Presently, new buildings are on top of the road not allowing for beautification. While commerce is good for our city, we need to balance beauty and green space. Mitigate the new carbon footprint and improve pollution with all the new cars on our two lane road but requiring more trees, beautify our streets so people want to walk around city center, and importantly, replace habitats for small animals and birds that have been destroyed.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Ensure balance between commercial and residential, fewer approved fast food chain style restaurants (to minimize transient nature of Star). Maintain the small town charm by disallowing mixed use spaces or multi-family dwellings, prioritizing single family units. Require developers to fund new schools, libraries, parks/greenspace and like resources as they build more homes which are draining our current systems. Mark more land for city greenspace and parks vs blacktop parking lots and commercial.

---

#25

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:09:39 PM  
**Last Modified:** Tuesday, October 31, 2023 4:15:04 PM  
**Time Spent:** 00:05:25  
**IP Address:** 166.205.132.64

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Do not allow HOA to restrict farm animals like chickens that provide food for families. We have acreage and are not allowed chickens or cows or goats per strict HOA rules. Also no soliciting. The solicitors are rude and pushy And frequent. Meridian municipal codes do not allow solicitors, Star needs to do the same.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Decrease high density housing and no apartments/townhouses. In the long run, the federal funding related to high density housing isn't worth it with an increase in theft and police/fire calls for service. It ruins towns

---

# #26

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 4:24:00 PM  
**Last Modified:** Tuesday, October 31, 2023 4:26:49 PM  
**Time Spent:** 00:02:48  
**IP Address:** 174.247.155.218

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Backyard hens, no more than five for smaller lots.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #27

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:33:31 PM  
**Last Modified:** Tuesday, October 31, 2023 5:34:45 PM  
**Time Spent:** 00:01:13  
**IP Address:** 24.117.229.82

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing the raising of domesticated backyard animals (such as chickens, goats, etc) for single family homes under .5acres.

---

# #28

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:37:29 PM  
**Last Modified:** Tuesday, October 31, 2023 5:41:10 PM  
**Time Spent:** 00:03:40  
**IP Address:** 174.230.196.44

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

- Allow chickens!
  - I'd suggest no more than 10 hens
  - No roosters
  - Must be confined to your property
  - Like having dogs, you are responsible for keeping the coop clean
- 

### Q2

What changes to Star's zoning code would you like to suggest?

- See above
  - I just want to be able to provide a healthier alternative for my family. Fresh eggs are delicious!
-

# #29

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:48:01 PM  
**Last Modified:** Tuesday, October 31, 2023 6:50:55 PM  
**Time Spent:** 00:02:53  
**IP Address:** 67.60.113.35

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

No chickens! They are messy and stink. People are lazy and won't clean up after the chicken. Star is growing not shrinking. Star is not a sleepy little town anymore. Let's not go backwards when it comes to chickens.

---

### Q2

What changes to Star's zoning code would you like to suggest?

How about enforcing what is already on the books.

---

# #30

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 6:54:59 PM  
**Last Modified:** Tuesday, October 31, 2023 6:57:28 PM  
**Time Spent:** 00:02:29  
**IP Address:** 69.92.70.6

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Chickens should be allowed in backyards of lots 8,000 square feet or larger. This would be for the entire lot size, not just the backyard.

---

# #31

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 7:21:30 PM  
**Last Modified:** Tuesday, October 31, 2023 7:22:03 PM  
**Time Spent:** 00:00:32  
**IP Address:** 172.58.144.13

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Chickens under half acre

---

## Q2

What changes to Star's zoning code would you like to suggest?

Chickens under half acre

---

# #32

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, October 31, 2023 5:13:52 PM  
**Last Modified:** Wednesday, November 01, 2023 7:04:27 AM  
**Time Spent:** 13:50:35  
**IP Address:** 69.92.172.8

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Speed limit starting at CanAda is 25-30 through downtown.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Backyard chickens for smaller property sizes.

---

# #33

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 7:06:58 AM  
**Last Modified:** Wednesday, November 01, 2023 7:10:12 AM  
**Time Spent:** 00:03:14  
**IP Address:** 69.92.172.8

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Enforce the speed limit from can-Ada to Star Rd. People are still speeding til the fire station area heading east.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Allowing chickens/hens (no roosters) in smaller sized properties.

---

# #34

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:07:00 AM  
**Last Modified:** Wednesday, November 01, 2023 10:09:11 AM  
**Time Spent:** 00:02:11  
**IP Address:** 69.92.70.250

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

To allow chickens on any size property. With the rise in high food costs, having chickens for purposes of eggs and chickens for food should be everyone right to help alleviate the burden of the high cost of everything else.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

#35

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 10:13:20 AM  
**Last Modified:** Wednesday, November 01, 2023 10:16:30 AM  
**Time Spent:** 00:03:10  
**IP Address:** 174.204.0.159

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food. Obviously there needs to be guidance and regulations with that.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Allowing chickens in all zones would be ideal. This could save star residents a lot of money and allow kids to learn how to raise animals for food.

---

# #36

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 11:54:18 AM  
**Last Modified:** Wednesday, November 01, 2023 11:55:05 AM  
**Time Spent:** 00:00:46  
**IP Address:** 184.99.103.189

---

## Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Allow for residential houses with over .15 acre properties to have chickens.

---

# #37

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 01, 2023 3:52:52 PM  
**Last Modified:** Wednesday, November 01, 2023 3:55:36 PM  
**Time Spent:** 00:02:43  
**IP Address:** 174.247.148.79

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Allowing for backyard Chickens, personal use. They are great to raise . Would suggest no roosters Urban hobbyists approved.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #38

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 8:18:38 AM  
**Last Modified:** Thursday, November 02, 2023 8:22:41 AM  
**Time Spent:** 00:04:02  
**IP Address:** 173.207.90.188

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Chicken laws. Unfortunately not many (our family) could not afford a larger lot size outside of an HOA to follow city code but the means to teach or kids and feed our kids comes as a priority. Please reconsider changing the code.

---

### Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #39

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 02, 2023 4:24:04 PM  
**Last Modified:** Thursday, November 02, 2023 4:24:40 PM  
**Time Spent:** 00:00:36  
**IP Address:** 24.119.100.191

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

People being allowed to have backyard chickens

---

# #40

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, November 06, 2023 8:29:02 PM  
**Last Modified:** Monday, November 06, 2023 8:35:17 PM  
**Time Spent:** 00:06:15  
**IP Address:** 75.174.98.99

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Prohibit and enforce parking of construction trucks and trailers in residential neighborhoods

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #41

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 9:58:35 AM  
**Last Modified:** Tuesday, November 07, 2023 10:03:12 AM  
**Time Spent:** 00:04:37  
**IP Address:** 69.9.49.78

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

ALL gravel/dirt/rock hauling trucks traveling through Star MUST be covered. Nearly all modern day trailers are built with electric/hydraulic covers installed...they MUST be used. Prevents damage to citizen vehicles and spills on city roadways.

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #42

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 10:52:16 AM  
**Last Modified:** Tuesday, November 07, 2023 11:07:52 AM  
**Time Spent:** 00:15:36  
**IP Address:** 96.19.188.105

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Strengthen muni codes to protect quality of life issues.  
Stronger building codes to protect homeowners. Require builders and licensed trades to be bonded.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Larger lot size requirements. Larger side set backs. More common areas and green space. More open land and less housing.

---

# #43

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, November 07, 2023 5:23:18 PM  
**Last Modified:** Tuesday, November 07, 2023 5:24:25 PM  
**Time Spent:** 00:01:06  
**IP Address:** 75.174.114.64

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Expanding and giving us the option to have chickens

---

## Q2

What changes to Star's zoning code would you like to suggest?

Expanding and giving us the option to have chickens

---

# #44

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 11:06:29 AM  
**Last Modified:** Wednesday, November 08, 2023 11:07:50 AM  
**Time Spent:** 00:01:21  
**IP Address:** 38.44.250.214

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not sure of municipal or zoning code, but I would like to be able to have backyard chickens on a smaller lot. I would also suggest that if the code is revised for a smaller lot, that it excludes roosters. Thanks!

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #45

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, November 08, 2023 5:13:23 PM  
**Last Modified:** Wednesday, November 08, 2023 5:16:43 PM  
**Time Spent:** 00:03:19  
**IP Address:** 75.174.172.111

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Ability to pay for dog licenses online and not in person.

---

### Q2

What changes to Star's zoning code would you like to suggest?

State street new businesses locations and business type in relation to nearby residential housing. More local businesses and less national chains.

---

# #46

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 2:05:24 PM  
**Last Modified:** Thursday, November 09, 2023 2:10:10 PM  
**Time Spent:** 00:04:45  
**IP Address:** 69.92.69.184

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All wireless sites must be a full CUP and to include notifying everyone within a few miles.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Height restrictions of no more than 2 stories.

A lot more landscaping conditions of approval (to include bigger trees to help mitigate the buildings )

Wireless sites may not be on school properties, must be at least a mile from homes, and have height restrictions of less than 45 feet. And should be fully enclosed (no monopoles, or monopines)

---

# #47

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 7:29:24 PM  
**Last Modified:** Thursday, November 09, 2023 7:56:51 PM  
**Time Spent:** 00:27:26  
**IP Address:** 75.174.120.112

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Star needs a zoning and planning committee comprised of Star residents. I understand that this is common practice in other cities. Why do we not have this for Star and what would it take to establish a Zoning and Planning Committee? TIA

---

### Q2

What changes to Star's zoning code would you like to suggest?

Better and more timely public notification of what is happening with zoning early in the process. I doubt that 1% of the residents have any idea about these happenings.

---

# #48

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:20:53 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:17 PM  
**Time Spent:** 00:05:23  
**IP Address:** 184.99.108.197

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Permit process for new and existing businesses.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A better review process with regards to potential new businesses. A cap on how many specific businesses are allowed to operate within the city limits.

---

# #49

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 8:23:46 PM  
**Last Modified:** Thursday, November 09, 2023 8:26:52 PM  
**Time Spent:** 00:03:06  
**IP Address:** 38.18.212.139

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Not allow developers to pack multi- unit homes in any existing neighborhood with homes on one-to- three acre lots

---

## Q2

Respondent skipped this question

What changes to Star's zoning code would you like to suggest?

---

# #50

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:16:58 PM  
**Last Modified:** Thursday, November 09, 2023 9:20:40 PM  
**Time Spent:** 00:03:42  
**IP Address:** 184.99.104.172

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Laws need to be stricter in regards to domestic animals /pets welfare.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Subdivisions are being built very close to one another.. there needs to be more distance ( setbacks ) between the new developments and the space between each house. Too many cookie cutter developments going in .

---

# #51

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 9:53:30 PM  
**Last Modified:** Thursday, November 09, 2023 10:01:17 PM  
**Time Spent:** 00:07:46  
**IP Address:** 96.19.21.253

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All door to door solicitors be better regulated for Star citizens safety. Company and individual licenses MUST be carried by solicitors.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Licenses must be approved and regulated by Star. Quarterly approved and charged a business license fee.

---

#52

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, November 09, 2023 10:32:48 PM  
**Last Modified:** Thursday, November 09, 2023 10:34:32 PM  
**Time Spent:** 00:01:44  
**IP Address:** 104.245.22.138

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

I would like to see more uniform building. No special or unique designs. Uniformity across the business district would be awesome.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

I would like to see less apartments so close to the middle of town. Build them close to the freeway to reduce congestion in downtown, and reduce the number of trips up and down non arterials.

---

# #53

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:49:17 AM  
**Last Modified:** Friday, November 10, 2023 4:51:17 AM  
**Time Spent:** 00:01:59  
**IP Address:** 65.129.121.111

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

I would like HOAs to have to follow city and state rules/laws instead of make their own. The division in community is horrible.

---

## Q2

**Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

---

# #54

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 7:13:30 AM  
**Last Modified:** Friday, November 10, 2023 7:14:30 AM  
**Time Spent:** 00:01:00  
**IP Address:** 75.174.106.87

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Quit rezoning of higher density than it is

---

### Q2

What changes to Star's zoning code would you like to suggest?

Quit rezoning for higher density than it already is

---

#55

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 6:53:02 AM  
**Last Modified:** Friday, November 10, 2023 7:55:00 AM  
**Time Spent:** 01:01:57  
**IP Address:** 142.0.220.227

---

## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Almost all of what I have to say is contained in the letter to the Council dated April 23, 2023 regarding the Willowbrook application. The Citizens for Star spent two years on this and the six other letters to the Council. We know that one Council person read it. We also suspect that the two who said that they found the application to be in compliance with the Comp Plan and the Code, had not read our letters. We say this because no reasons were offered by these two Councilmen to justify their conclusions. Many ideas for positive change are contained in those letters. Please read them. Additionally, I have the following suggestions: 1. There should be a limited amount of time for a developer application to be approved or disapproved after the initial application has been submitted. After one year, the application should be considered as lapsed, and a new one should be filed consistent with any code changes that have been passed since the previous application was submitted. 2. The Planning department seems overworked. An unpaid citizens committee should take some of this workload. Review of all proposals to the Council should be made by this committee along with recommendations to Council.

3. Infill developments need to have enforced buffers between new developments and existing developments, as stated in the Comp Plan. Putting it in the Comp Plan or Muni Code does not get it enforced.

4. Make the Council open to more public input. It often seems like public participation is excluded, and meetings between the Planning Department and Developers are not documented.

4. The Citizens' Planning Committee should be invited to all Workshops and other hitherto closed meetings as invited participants.

---

## Q2

What changes to Star's zoning code would you like to suggest?

One only has to look at the developments going on in Star to realize that we are on a march to high-density oblivion. Some effort must be made to reverse this trend by reducing zoning densities further, especially in undeveloped areas to the north. The source of traffic problems is zoning density, irrespective of where the traffic originates. Star should not be adding to the problem. More money for developers and more money for the City coffers should not be the blueprint for housing density anymore. Star has lost much of its quality of life. Let's not lose more.

---

# #56

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 11:15:56 AM  
**Last Modified:** Friday, November 10, 2023 11:36:55 AM  
**Time Spent:** 00:20:59  
**IP Address:** 174.27.68.103

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Planning and Zoning Commission should be created following Title 67, Ch 65. Eagle's commission would be a good model to start with

---

#57

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:11:29 PM  
**Last Modified:** Friday, November 10, 2023 12:20:46 PM  
**Time Spent:** 00:09:17  
**IP Address:** 173.207.126.32

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Do NOT change City Code 4-4-4 regarding Maintenance Of Farm Animals Within City. When I live in a neighborhood with 7 homes per acre, I want to be able to open my windows without chicken coop stench just outside or leave windows open during the summer without chickens waking me up at 5 am each morning (Yes, that is when they start clucking around, even without a rooster). Chickens, Goats, Pigs, etc need space and our current code allows for farm animals IF you have the space. 7,000 sq ft lots are NOT enough space for Farms and Farm Animals.

---

**Q2****Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

#58

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:21:42 PM  
**Last Modified:** Friday, November 10, 2023 12:24:15 PM  
**Time Spent:** 00:02:32  
**IP Address:** 174.27.69.9

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Create a Planning and Zoning Commission  
Creating a Code of Ethics  
Have Date on Public Hearing Signs large and bold for us to read  
Create online list/access to development information (including applications, plat maps, and all public information submitted)  
Create online map of approved development to see upcoming projects  
Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city  
Have a list of developments approved in the project  
Make public records requests available online

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Redo zoning with lower density. No more storage units. No more townhomes. More diversified commercial. Help attract commercial.

---

#59

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:20:00 PM  
**Last Modified:** Friday, November 10, 2023 12:27:08 PM  
**Time Spent:** 00:07:07  
**IP Address:** 216.21.25.198

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

A detailed city plan regarding the elimination of future fast food restaurants, credit unions, car washes, gas stations etc. We've missed the opportunity to create a walkable boutique community. There is 'no downtown there!' Let's encourage more upscale restaurants and shopping experiences. I was in the military. Downtown Star is starting to look like Fort Bragg. We can do better.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

See above. That about covers it. When we bring out of town guests to Star there is disappointment that there is no 'character' to the downtown. We've missed a huge opportunity to attract people downtown, unless one needs gas, a loan or a quick lunch.

---

#60

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:26:51 PM  
**Last Modified:** Friday, November 10, 2023 12:33:45 PM  
**Time Spent:** 00:06:53  
**IP Address:** 173.207.23.223

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Every Star Official must be required to take a FULL OATH of Office and have a BOND. Star residents should be able to see what the oath says, make changes, and hold city officials to their oaths. No verbage should be allowed to obfuscate this oath.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

More open areas ... it's changing too quickly and losing the small town charm

---

#61

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:39 PM  
**Last Modified:** Friday, November 10, 2023 12:35:30 PM  
**Time Spent:** 00:00:50  
**IP Address:** 159.118.200.104

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#62

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:04 PM  
**Last Modified:** Friday, November 10, 2023 12:35:36 PM  
**Time Spent:** 00:03:31  
**IP Address:** 69.9.49.11

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

Create a Code of Ethics

Redo the comprehensive plan with lower density

- No more storage units
  - No more townhomes
  - More diversified commercial
- 

**Q2**

What changes to Star's zoning code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read.

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects.

Create a compounded list of projected added daily trips to know how approved projects will impact traffic in our city.

# #63

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:32:17 PM  
**Last Modified:** Friday, November 10, 2023 12:36:02 PM  
**Time Spent:** 00:03:45  
**IP Address:** 52.8.21.134

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Have Date on Public Hearing Signs large and bold for us to read

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  - No more townhomes
-

#64

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:36:32 PM  
**Last Modified:** Friday, November 10, 2023 12:37:28 PM  
**Time Spent:** 00:00:55  
**IP Address:** 174.27.141.15

---

## Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

# #65

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:34:37 PM  
**Last Modified:** Friday, November 10, 2023 12:41:29 PM  
**Time Spent:** 00:06:51  
**IP Address:** 69.9.49.11

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Create a Code of Ethics

---

### Q2

What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density  
-No more storage units  
-No more multi-family apartments/townhomes  
-More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

---

# #66

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:52:20 PM  
**Last Modified:** Friday, November 10, 2023 12:58:28 PM  
**Time Spent:** 00:06:08  
**IP Address:** 65.129.56.183

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

To optimize safety and traffic flow along State Hwy, new businesses should be constructed away from entrances off State Hwy.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Allow public input access to new business permit proposals prior to approval.

---

# #67

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 12:57:35 PM  
**Last Modified:** Friday, November 10, 2023 12:59:19 PM  
**Time Spent:** 00:01:43  
**IP Address:** 65.129.124.143

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Change construction hours to end at 7pm. No longer a rural farming community.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Road closures for construction must be approved prior by fire and police departments for emergency services.

---

#68

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:02:35 PM  
**Last Modified:** Friday, November 10, 2023 1:06:45 PM  
**Time Spent:** 00:04:09  
**IP Address:** 38.18.212.45

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

A cohesive exterior plan on new buildings. Hailey is a good example of this and it's not over the top, the buildings just overall match.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more high density housing. Let neighbors breathe in their own backyard without a neighbor overhearing them. Can we please land zoned for ag stay ag?

---

#69

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:10:12 PM  
**Last Modified:** Friday, November 10, 2023 1:10:29 PM  
**Time Spent:** 00:00:17  
**IP Address:** 75.174.170.159

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
-

#70

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:01:55 PM  
**Last Modified:** Friday, November 10, 2023 1:10:55 PM  
**Time Spent:** 00:09:00  
**IP Address:** 65.129.63.51

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Establish a Planning and Zoning Commission  
Creating a Code of Ethics  
Term limits for mayor (8 yr max)  
Require developers to fund side walks, bike lanes, road expansion "before" the construction

---

**Q2**

What changes to Star's zoning code would you like to suggest?

More traffic mitigation. Make Can Ada and Blessinger go through to the 20/26 (relieve Star Rd)

More side walks (what happen to safety first)

More parks (less homes), How about a enormous pool (not splash pad).

Bike lanes?

Modify the comprehensive plan with lower density

- No more storage units
- No more townhomes
- More diversified commercial

Have Date on Public Hearing Signs large and bold for us to read

Create online list/access to development information (including applications, plat maps, and all public information submitted)

Create online map of approved development to see upcoming projects

Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

---

# #71

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:31:43 PM  
**Last Modified:** Friday, November 10, 2023 1:37:02 PM  
**Time Spent:** 00:05:18  
**IP Address:** 38.18.212.45

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

It should be changed so that the city has more control of the design of new developments, can control the removal of healthy mature trees and can limit the destruction of historical buildings.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Whatever limits density. I understand the need for development including some high density housing, but we need to retain the country feel of this town as long as possible.

---

# #72

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:38:32 PM  
**Last Modified:** Friday, November 10, 2023 1:39:18 PM  
**Time Spent:** 00:00:45  
**IP Address:** 174.27.163.57

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

- Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
-

# #73

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:49:51 PM  
**Last Modified:** Friday, November 10, 2023 1:51:40 PM  
**Time Spent:** 00:01:48  
**IP Address:** 24.119.55.30

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Change time alcohol can be sold. 2 AM is too late. 10 PM is more fitting for a small city.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Revisit the comprehensive plan to eliminate high-density zones (> 4 units/acre).

---

#74

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 1:56:59 PM  
**Last Modified:** Friday, November 10, 2023 1:58:06 PM  
**Time Spent:** 00:01:06  
**IP Address:** 142.0.221.12

---

Page 1: Municipal & Zoning Codes Update Project

**Q1** Respondent skipped this question

What changes to Star's municipal code would you like to suggest?

---

**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density

- No more storage units
  
  - No more townhomes
  
  - More diversified commercial
-

# #75

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:05:26 PM  
**Last Modified:** Friday, November 10, 2023 2:09:03 PM  
**Time Spent:** 00:03:37  
**IP Address:** 173.239.254.189

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Limit road closures for developer construction to once/yr. ALL developers needing to run utilities under the road must coordinate and complete it within that window. These repetitive closures week after week are bullshit!

---

### Q2

What changes to Star's zoning code would you like to suggest?

Lower density in outer city limits. NO MORE high density subdivisions!

---

# #76

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:10:19 PM  
**Last Modified:** Friday, November 10, 2023 2:12:24 PM  
**Time Spent:** 00:02:04  
**IP Address:** 104.28.111.208

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Need a committee

---

## Q2

What changes to Star's zoning code would you like to suggest?

Make sure all new large residential developments have a planning committee to ensure less road closures and needing to add landscaping burms between housing and new streets

---

#77

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:12:58 PM  
**Last Modified:** Friday, November 10, 2023 2:19:59 PM  
**Time Spent:** 00:07:01  
**IP Address:** 159.118.202.149

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

less approved development-if something that is approved no more than 1-2 homes per acre max

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No more franchise type businesses-restrict it to local business owners so we do not continue to cheapen the look of 44.

---

#78

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:25:52 PM  
**Last Modified:** Friday, November 10, 2023 2:25:58 PM  
**Time Spent:** 00:00:06  
**IP Address:** 69.92.172.247

---

Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

1. Planning and Zoning Commission
  2. Creating a Code of Ethics
  3. Redoing the comprehensive plan with lower density
    - No more storage units
    - No more townhomes
    - More diversified commercial
  4. Have Date on Public Hearing Signs large and bold for us to read
  5. Create online list/access to development information (including applications, plat maps, and all public information submitted)
  6. Create online map of approved development to see upcoming projects
  7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city
- 

**Q2****Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

# #79

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:22:44 PM  
**Last Modified:** Friday, November 10, 2023 2:26:05 PM  
**Time Spent:** 00:03:20  
**IP Address:** 75.174.82.158

---

Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Businesses get public approval

---

**Q2**

What changes to Star's zoning code would you like to suggest?

No high density housing, this is a rural community

---

# #80

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:34:31 PM  
**Last Modified:** Friday, November 10, 2023 2:36:19 PM  
**Time Spent:** 00:01:47  
**IP Address:** 173.207.183.158

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

More allowance for a variety of different building styles, densities and types.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Reduce setbacks, allow for more density with usable/public amenities. Spur commercial and employment development.

---

# #81

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:01 PM  
**Last Modified:** Friday, November 10, 2023 2:46:36 PM  
**Time Spent:** 00:02:35  
**IP Address:** 38.44.249.206

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

infrastructure needs to be redone and brought into the modern time.

---

### Q2

What changes to Star's zoning code would you like to suggest?

A cap on how many homes can be built in a small area.  
Better roads that can handle the influx of traffic.

---

# #82

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:44:20 PM  
**Last Modified:** Friday, November 10, 2023 2:48:17 PM  
**Time Spent:** 00:03:57  
**IP Address:** 12.74.220.3

---

## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Redo comprehensive development plan for lower density.  
Require an infrastructure and community impact assessment before start of development. Ie schools, Utilities roads etc. Impact should include all road closures.

---

### Q2

What changes to Star's zoning code would you like to suggest?

Do not allow high density housing north of hwy 44

---

# #83

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:51:29 PM  
**Last Modified:** Friday, November 10, 2023 2:52:58 PM  
**Time Spent:** 00:01:29  
**IP Address:** 174.247.144.5

---

Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

#3, 5 and 6

---

## Q2

What changes to Star's zoning code would you like to suggest?

Please see above. Thank you for the opportunity for community feedback. Together we can make and keep Star the community we all can enjoy.

---

#84

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:34 PM  
**Last Modified:** Friday, November 10, 2023 2:54:12 PM  
**Time Spent:** 00:03:37  
**IP Address:** 160.2.185.141

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Definitely lower density! there are no roads for more and almost no more open spaces near town. No code of ethics..that gets muddy depending on who's ethics we are talking about. No more approving new home tracts!  
why did you not give us more time?? I got this email at 2:30....can't read everything.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

lower density, larger lots.

---

#85

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 2:50:21 PM  
**Last Modified:** Friday, November 10, 2023 3:01:48 PM  
**Time Spent:** 00:11:27  
**IP Address:** 65.129.69.90

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## Page 1: Municipal &amp; Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

\*Create a Code of Ethics

\*Higher level of transparency with meetings & votes

\*Notify effected residents of public hearing dates either through direct mail, larger and more pronounced signs, or putting them on the website where they're easily obtainable.

---

## Q2

What changes to Star's zoning code would you like to suggest?

\*Redo the comprehensive plan with lower density - No more storage units, No more high density multi family dwellings (apartments & townhomes)

\*No more full rental communities (American Star)

\*Strictly limit or eliminate STRs such as Air BnB in residential communities

\*More diversified commercial - the pizza joke is only funny because it's true. We don't need nine pizza parlors in Star.

\*Require ample parking for businesses. For example, when Proof, Papa Murphy's, Fizz and Taphouse went into the Ridley's parking lot, there was not nearly enough parking allowed for four restaurants. Now they're also adding a Starbucks which is going to make the traffic in that parking lot even more horrendous.

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# #86

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:08:52 PM  
**Last Modified:** Friday, November 10, 2023 3:11:08 PM  
**Time Spent:** 00:02:15  
**IP Address:** 65.129.32.116

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Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Low Density Housing

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**Q2**

What changes to Star's zoning code would you like to suggest?

Strategic business zoning and low density homes.

---

# #87

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:10:35 PM  
**Last Modified:** Friday, November 10, 2023 3:12:45 PM  
**Time Spent:** 00:02:09  
**IP Address:** 174.230.193.47

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

We need an oversight committee

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### Q2

What changes to Star's zoning code would you like to suggest?

We need an oversight committee

---

#88

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:12:29 PM  
**Last Modified:** Friday, November 10, 2023 3:16:24 PM  
**Time Spent:** 00:03:55  
**IP Address:** 18.144.83.213

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## Page 1: Municipal & Zoning Codes Update Project

### Q1

What changes to Star's municipal code would you like to suggest?

Setbacks from the river should be increased by at least another 100 feet and public access via a trails system implemented in a NATURAL setting, no hardscapes like the asphalt Greenbelt in Boise. Not sure if this goes under the muni code, zoning code or comp plan = but you get my message!

---

### Q2

What changes to Star's zoning code would you like to suggest?

Agree with everything in the City's email to take this survey, especially to decrease density, larger setbacks between houses wall, not rooflines, RV parking should be encouraged for all new construction, hence less RV storage facilities needed. Support HOA's to allow RV's stored behind fencing on private property lots...this should/could be in the development plan requirements.

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#89

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:20:25 PM  
**Last Modified:** Friday, November 10, 2023 3:23:04 PM  
**Time Spent:** 00:02:39  
**IP Address:** 67.61.253.249

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Page 1: Municipal & Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Redoing the comprehensive plan with lower density:  
No more townhomes or apartments

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Don't send out an email with a 2-hour deadline, give people more time to respond.

---

# #90

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:16 PM  
**Last Modified:** Friday, November 10, 2023 3:36:01 PM  
**Time Spent:** 00:02:45  
**IP Address:** 69.92.172.153

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Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

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**Q2**  
What changes to Star's zoning code would you like to suggest?

Less dense housing developments. 1/2 acre lots size minimum. More open/green space. More landscaping/trees required of open/green spaces.

---

#91

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:25:48 PM  
**Last Modified:** Friday, November 10, 2023 3:36:14 PM  
**Time Spent:** 00:10:25  
**IP Address:** 147.182.251.163

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

not only include what is allowed, but at length, what is not allowed. And then there needs to be consequences put in place and enforced when violation to code takes place. My home is surrounded by open acreage, and we've seen violation of existing code take place on a regular basis over the 4th of July celebrations. Star City has an amazing fireworks display - consequences for violation needs to be more closely evaluated.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

More low density zoning. A community thrives on diversity, and different kinds of zoning provides more balance in our population

---

#92

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 3:33:06 PM  
**Last Modified:** Friday, November 10, 2023 3:49:56 PM  
**Time Spent:** 00:16:49  
**IP Address:** 98.97.41.10

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

1. Establish a Planning and Zoning Commission with open meetings.
  2. Establish longer time frame for public comment on all proposed development projects.
  3. Provide public hearing signs readable from highway or street. Specifically, enlarge and bold type face of date.
- 

**Q2**

What changes to Star's zoning code would you like to suggest?

The acreage for large commercial projects within annexation applications must be removed from gross area density calculations for determining maximum number of units. This did not happen with the private golf course in the recent Willowbrook annexation. The result of this erroneous calculation is a real density much higher than the actual zoning of R2 and is now out of character of the surrounding area.

---

# #93

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Friday, November 10, 2023 3:54:32 PM  
**Time Spent:** 00:05:17  
**IP Address:** 63.227.246.106

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Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

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**Q2**  
What changes to Star's zoning code would you like to suggest?

1. do NOT intermix business and residential neighborhoods. Have separate Residential, retail, and Light industrial areas.
  2. Within the residential space separate apartments, town homes, and condo's logically from single family residential neighborhoods.
  3. Consider using the area North of the Boise river for its light industrial area and manufacturing exclusively, with exception for large retail sites e.g. Home depots and costco's type operations
-

#94

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Friday, November 10, 2023 4:17:08 PM  
**Time Spent:** 00:01:00  
**IP Address:** 184.99.73.147

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Planning and Zoning Commission

2. Creating a Code of Ethics

3. Redoing the comprehensive plan with lower density

-No more storage units

-No more townhomes

-More diversified commercial

4. Have Date on Public Hearing Signs large and bold for us to read

5. Create online list/access to development information (including applications, plat maps, and all public information submitted)

6. Create online map of approved development to see upcoming projects

7. Create a compounding list of projected added daily trips to know how approved projects will impact traffic in our city

**Q2****Respondent skipped this question**

What changes to Star's zoning code would you like to suggest?

# #95

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:07:57 PM  
**Last Modified:** Friday, November 10, 2023 4:17:56 PM  
**Time Spent:** 00:09:59  
**IP Address:** 174.27.171.28

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

All new homes shall have a GFCI outlet within 65 centimeters of a commode.

---

## Q2

What changes to Star's zoning code would you like to suggest?

New homes cannot be built within 10 meters of a property line.

---

# #96

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:22:47 PM  
**Last Modified:** Friday, November 10, 2023 4:26:12 PM  
**Time Spent:** 00:03:25  
**IP Address:** 159.118.202.149

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

We need to eliminate the turn at CanAda and State street. Very unsafe and cannot see the turn. Please.

---

## Q2

What changes to Star's zoning code would you like to suggest?

Larger lot minimum. No more small lots high density please.

---

#97

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 4:36:39 PM  
**Last Modified:** Friday, November 10, 2023 4:50:51 PM  
**Time Spent:** 00:14:11  
**IP Address:** 174.27.68.103

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

1. As the government grows it becomes imperative to establish an ethics code
  2. Require a certain amount of time at all public hearings for general public testimony. Perhaps allow up to ten 3 minute slots per meeting.
- 

**Q2**

What changes to Star's zoning code would you like to suggest?

1. Planning and zoning commission
  2. Modify Public Hearing sign specifications to require date to be a larger font so it is visible to drivers (8-1A-6-D)
  3. Modify timeline for notification and public comment letters to be submitted. Currently the public must have their written comments in before all relevant information is available to review. (8-1A-6-E all)
  4. Modify testimony requirements to allow additional speakers time to speak if they were not able to sign up prior to the meeting.
  
  5. Require a map be developed, that can be viewed online, showing all approved developments and road mitigation requirements with references to the pertinent documents available.
  6. Establish number of desired types of businesses per capita. i.e. storage units, drive through's, pubs, etc.
-

# #98

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:05:25 PM  
**Last Modified:** Friday, November 10, 2023 8:06:41 PM  
**Time Spent:** 00:01:16  
**IP Address:** 216.21.27.76

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Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

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**Q2**  
What changes to Star's zoning code would you like to suggest?

Redoing the comprehensive plan with lower density r-1  
No more storage units  
No more townhomes

---

#99

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, November 10, 2023 8:32:21 PM  
**Last Modified:** Friday, November 10, 2023 8:33:40 PM  
**Time Spent:** 00:01:18  
**IP Address:** 38.44.248.48

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Page 1: Municipal & Zoning Codes Update Project

**Q1** **Respondent skipped this question**

What changes to Star's municipal code would you like to suggest?

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**Q2**  
What changes to Star's zoning code would you like to suggest?

Lower density with fewer apartments.

---

# #100

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 6:54:47 AM  
**Last Modified:** Saturday, November 11, 2023 6:56:46 AM  
**Time Spent:** 00:01:58  
**IP Address:** 98.97.117.177

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Reduce residential density

---

## Q2

What changes to Star's zoning code would you like to suggest?

Eliminate patio homes and small lots near Rural Residential neighborhoods, all lots should be minimum half acre or larger to preserve the character of the neighborhood

---

#101

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 7:28:27 AM  
**Last Modified:** Saturday, November 11, 2023 7:30:17 AM  
**Time Spent:** 00:01:50  
**IP Address:** 104.28.116.52

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

To actually listen to the citizens wants and concerns not just what's going to be the betterment of your pocketbook

---

**Q2**

What changes to Star's zoning code would you like to suggest?

Leave the unincorporated portion of Star, completely unincorporated without adding a huge small city, like Willowbrook in the middle of Hillsdale. No one here wanted that, but your city council we bought in the country to live in the country, not to have a small city thrown into the middle of our country living.

---

#102

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, November 11, 2023 1:19:32 PM  
**Last Modified:** Saturday, November 11, 2023 1:23:38 PM  
**Time Spent:** 00:04:06  
**IP Address:** 12.74.220.29

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Page 1: Municipal &amp; Zoning Codes Update Project

**Q1**

What changes to Star's municipal code would you like to suggest?

Because I live in the more rural area I cannot vote in City elections, however I am consistently affected by the decisions of the city of star. This would include rezoning my area and building around my home, all of which affects my home's value but yet again I have no voting rights and no choice until we are annexed into city limits against our will.

---

**Q2**

What changes to Star's zoning code would you like to suggest?

I would like to see that any development of homes or changes to zoning would include the opinions of the people affected by the rezone or the building of thousands of homes in our backyards. It's a shame that because I live on the left side of the street I don't get an opinion when a developer decides to build thousands of homes out My back door and I'm just told to deal with it, but it grossly affects my property taxes and I don't get an opinion or I say in the matter. It would be nice if residents like myself would feel like we even have a voice in the city that we call home

---

# #103

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, November 12, 2023 10:29:34 AM  
**Last Modified:** Sunday, November 12, 2023 10:38:12 AM  
**Time Spent:** 00:08:38  
**IP Address:** 152.37.202.174

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Page 1: Municipal & Zoning Codes Update Project

## Q1

What changes to Star's municipal code would you like to suggest?

Improve "nuisance" code. Homes that have clear and present health and safety violations due to trash and clutter in their yards should be given notice by the city to clean it up.

---

## Q2

What changes to Star's zoning code would you like to suggest?

A % of new development should include larger lots conducive to horse, or ag property.

---