

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**JUNCTION CROSSING SUBDIVISION NO. 2**  
**FILE NO. PP-22-08/DA-22-16**

The above-entitled Preliminary Plat and Development Agreement land use application came before the Star City Council for their action on October 04, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of a Preliminary Plat with 3 mixed-use lots, 3 commercial lots and 3 future buildable lots with 2 common lots. The property is located at 7884 W. State Street in Star, Idaho and consists of 8.84 acres. The subject property is generally located on the north side of State Street (Hwy 44), between N. Hamlin Ave. and N. Short Lane. Ada County Parcel No. R37200000247 & R37200000226.

*B. Application Submittal:*

A neighborhood meeting was held on July 8, 2022, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on September 8, 2022.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 16, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on September 13, 2022. Notice was sent to agencies having jurisdiction in the City of Star on September 8, 2022. The property was posted in accordance with the Star Unified Development Code on September 13, 2022.

*D. History of Previous Actions:*

- **May 15, 2018** – Application for Annexation and Zoning was tabled to June 19, 2018.
- **June 19, 2018** – Council approved annexation (AZ-18-04) and zoning For Amazon Falls.

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

|                      | <b>Zoning Designation</b> | <b>Comp Plan Designation</b> | <b>Land Use</b>          |
|----------------------|---------------------------|------------------------------|--------------------------|
| <b>Existing</b>      | Mixed-Use (MU)            | Mixed Use                    | Vacant                   |
| <b>Proposed</b>      | Mixed-Use (MU)            | Mixed Use                    | Mixed-Use                |
| <b>North of site</b> | Mixed-Use (MU)            | Mixed Use                    | Amazon Falls No. 1       |
| <b>South of site</b> | RUT (County)              | Mixed Use                    | Agricultural/Residential |
| <b>East of site</b>  | Mixed-Use (MU)            | Mixed Use                    | Amazon Falls No. 2 & 3   |
| <b>West of site</b>  | Commercial (C-2)          | Mixed Use                    | Vacant                   |

F. *Development Features as Proposed by Applicant.*

**PRELIMINARY PLAT:**

Junction Crossing No. 2 consists of three large commercial building lots (Lots 2, 3, 6) totaling a potential ground floor square footage of ~ 80,000 sq ft. Applicant is requesting a height exemption to 50' for the phase. The height exemption will allow the developer and potential users flexibility in designing future commercial and mixed-use buildings. We foresee Lot 6 being a large restaurant site with 2<sup>nd</sup> story patio dining or a rooftop feature. Lots 2 and 3 will be standalone commercial buildings along Highway 44. Lots 7-9 are mixed use buildings that allow for ground floor commercial space with the 2<sup>nd</sup> and 3<sup>rd</sup> floors offering condo or apartment living. Lots 7&8 would have 8 condo/apartments and Lot 9 would have 16 condo/apartments. Total number of residential units for the phase would be 32 condo/apartments. Having livable units within the mixed-use buildings has many benefits, such as a built-in customer base, safety/self-policing and adds to fabric of a mixed-use development.

The main access to the site is Short Rd. off W. State Street (Hwy 44). A future connection of Amazon Dr will eventually connect to Hamlin Rd. An emergency access if needed can be accommodated along Highway 44. All utilities are stubbed to the site and the main ditch has been piped and relocated along the south and west sides of the property with a license agreement and approval from the appropriate jurisdictions.

The applicant states that an eye catching, landscaped promenade will flow south with a mix of heavy landscaping, outdoor fireplaces, seating and commercial patios to a common lot. The meandering stamped promenade connects with the main common lot that will hold the Junction Crossing Amphitheatre. The amphitheater space is designed to have a Stage, a green-scaped pocket park and common areas that welcome visitors, residents, and businesses. The

goal is to create a park on Lot 5 that can be dedicated to the City of Star. Future residential connections to the north and east will allow residents to walk or bike to the development. During events the private drive (East/West Dr.) could be blocked to through traffic in order to have larger events.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **This does not meet the requirements of the Unified Development Code Section 8-4A-17.**
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan, indicating location of lights, but has not submitted a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.
- Mailbox Clusters – Applicant has requested approval from the Eagle Postmaster and has not yet received a response, documentation is in the file. This approval will be required before signing the final plat.
- Streets – Applicant is proposing 25-foot-wide driveway widths from back of curb to back of curb for the internal circulation. Because these are private drive aisle, they should be approved by the Fire District.

#### **DEVELOPMENT AGREEMENT**

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

- Density
- Emergency Access
- Acceptance of donated park space
- Height exception

- ITD Proportionate Shares for Residential Uses

**The applicant is asking for the following considerations to be included in the Development Agreement.**

1. A height variance to allow the commercial building/s to exceed the height requirement to 58' feet maximum. Located along a highway and near other commercial, parking lot and high density residential the requests will not negatively impact neighboring developments and allow us the opportunity to market to larger employers and destination commercial users
2. Request that a landscape plan, CCRS and building plans be submitted with a CZC (Certificate of Zoning Compliance) if the current application is approved. Applicant to hold preapplication with City, SSWD, Star Fire prior to CZC submittal. Within the application the city will find examples that the owner has designed with an architect to show the type of buildings they can fit the area, look great and match some of the existing multi-family developments currently under construction.
3. A reduction in the commercial parking requirement by 10%. The property will be served by 5 large parking areas. With the current design on the preliminary plat, we are 6% under the requirement. Justification for reduction would be proximity of residences and walkability/bike ability.
4. In order to ensure some flexibility, the owner requests that Lot 10 or Lot 11 be available for future commercial build site.
5. Final construction drawings to be provided after architectural drawings are complete and applicants meet with city for pre application of the CZC.

H. *On-Site Features:*

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

I. *Agencies Responding:*

The following agencies responded, and correspondence was attached to the staff report.

Drainage District No. 2

September 14, 2022

J. Staff received the following letters & emails for the development:

Barbara Moyle 10-3-22

K. *Comprehensive Plan and Unified Development Code Provisions:*

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Mixed Use:

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

8.3 Goal:

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

#### 8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

#### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

#### 8.5.9 Additional Land Use Component Policies:

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

#### 18.4 Implementation Policies:

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

Unified Development Code:

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

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

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

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

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

| <b><u>ZONING DISTRICT USES</u></b>                      |           |
|---|-----------|
| <b>USES</b>   | <b>MU</b> |
| Accessory structure - Residential or Commercial         | C/P       |
| Adult business/adult entertainment                      | N         |
| Agriculture, forestry, fishing                          | N         |
| Airport   | N         |
| Animal care facility 1                                  | C         |
| Artist studio1  | P         |
| Arts, entertainment, recreation facility1               | C         |
| Asphalt plant 1   | N         |
| Auction facility  | C         |
| Automated Teller Machine (ATM) 1                        | A         |
| Automotive hobby 1                                      | A         |
| Automotive mechanical/electrical repair and maintenance | C         |
| Bakery- Retail or Manufacturing                         | P/C       |
| Bar/tavern/lounge/drinking establishment                | C         |
| Barbershop/styling salon                                | P         |
| Bed and breakfast                                       | C         |
| Beverage bottling plant                                 | N         |
| Boarding house  | C         |
| Brewery/Distillery                                      | C         |
| Brewpub/Wine Tasting                                    | C         |



|   |                  |
|---|------------------|
| Building material, garden equipment and supplies      | C                |
| Campground/RV park 1                                  | C                |
| Caretaker Unit 1                                      | A                |
| Cement or clay products manufacturing                 | N                |
| Cemetery 1  | N                |
| Chemical manufacturing plant 1                        | N                |
| Child Care center (more than 12) 1                    | C                |
| Child Care family (6 or fewer) 1                      | A                |
| Child Care group (7-12) 1                             | C                |
| Child Care-Preschool/Early Learning1                  | C                |
| Church or place of religious worship1                 | P                |
| Civic, social or fraternal organizations              | C                |
|   | <b><u>MU</u></b> |
| Concrete batch plant 1                                | N                |
| Conference/convention center                          | C                |
| Contractor's yard or shop 1                           | N                |
| Convenience store                                     | C                |
| Dairy farm  | N                |
| Drive-through establishment/drive-up service window 1 | C                |
| Dwelling:   |                  |
| Multi-family 1  | C                |

|   |          |
|---|----------|
| Secondary <sup>1</sup>  | C        |
| Single-family attached  | C        |
| Single-family detached  | C        |
| Two-family duplex   | C        |
| Live/Work Multi-Use <sup>1</sup>  | C        |
| <u>Horizontal Apartments or Build to Rent Communities</u> <sup>1</sup>              | <u>C</u> |
| Educational institution, private  | C        |
| Educational institution, public   | C        |
| Equipment rental, sales, and services   | C        |
| Events Center, public or private (indoor/outdoor)                                   | C        |
| Fabrication shop  | N        |
| Farm  | N        |
| Farmers' or Saturday market   | C        |
| Feedlot   | N        |
| Financial institution   | C        |
| Fireworks Stands  | P        |
| Flammable substance storage   | N        |
| Flex Space  | C        |
| Food products processing  | N        |
| Fracking  | N        |
| Gasoline, Fueling & Charging station with or without convenience store <sup>1</sup> | C        |
| Golf course/Driving Range   | C        |

|                                |   |
|--------------------------------|---|
| Government office              | C |
| Greenhouse, private            | A |
| Greenhouse, commercial         | C |
| Guesthouse/granny flat         | C |
| Healthcare and social services | C |
| Heliport                       | N |
| Home occupation 1              | A |
| Hospital                       | C |
| Hotel/motel                    | C |
| Ice manufacturing plant        | N |
| Industry, information          | C |
| Institution                    | C |
| Junkyard                       | N |
| Kennel                         | C |
| Laboratory                     | C |
| Laboratory, medical            | C |
| Lagoon                         | N |
| Laundromat                     | P |
| Laundry and dry cleaning       | C |
| Library                        | N |
| Manufactured home 1            | C |
| Manufactured home park 1       | N |
| Manufacturing plant            | N |

|   |   |
|---|---|
| Meatpacking plant   | N |
| Medical clinic  | P |
| Mining, Pit or Quarry (excluding accessory pit) <sup>1</sup>                        | N |
| Mining, Pit or Quarry (for accessory pit) <sup>1</sup>                              | A |
| Mortuary  | C |
| Museum  | P |
| Nursery, garden center and farm supply  | C |
| Nursing or residential care facility <sup>1</sup>                                   | C |
| Office security facility  | C |
| Parking lot/parking garage (commercial)   | C |
| Parks, public and private   | P |
| Pawnshop  | P |
| Personal and professional services  | P |
| Pharmacy  | P |
| Photographic studio   | P |
| Portable classroom/modular building (for private & public Educational Institutions) | C |
| Power plant   | N |
| Processing plant  | N |
| Professional offices  | C |
| Public infrastructure; Public utility   | C |

|   |     |
|---|-----|
| major, minor and yard 1                         |     |
| Public utility yard                             | N   |
| Recreational vehicle dump station               | A   |
| Recycling center                                | N   |
| Research activities                             | C   |
| Restaurant                                      | C   |
| Retail store/retail services                    | C   |
| Retirement home                                 | C   |
| Riding Arena or Stable, Private/<br>Commercial  | N   |
| Salvage yard                                    | N   |
| Sand and gravel yard                            | N   |
| Service building                                | C   |
| Shooting range ( <u>Indoor/Outdoor</u> )        | C/N |
| Shopping center                                 | C   |
| Short Term Rentals 1                            | A   |
| Solid waste transfer station                    | N   |
| Storage facility, outdoor<br>(commercial)1      | C   |
| Storage facility, self-service<br>(commercial)1 | C   |
| Swimming pool, commercial/public                | P   |
| Television station                              | C   |
| Temporary living quarters 1                     | N   |
| Terminal, freight or truck 1                    | N   |

|   |   |
|---|---|
| Truck stop                              | C |
| Turf farm                               | N |
| Vehicle emission testing 1              | C |
| Vehicle impound yard 1                  | N |
| Vehicle repair, major 1                 | C |
| Vehicle repair, minor 1                 | C |
| Vehicle sales or rental and service 1   | C |
| Vehicle washing facility 1              | C |
| Vehicle wrecking, junk or salvage yard1 | N |
| Veterinarian office                     | C |
| Vineyard                                | C |
| Warehouse and storage                   | C |
| Wholesale sales                         | C |
| Winery                                  | C |
| Wireless communication facility 1       | C |
| Woodworking shop                        | N |

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

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

|    |     |   |
|----|-----|---|
| MU | 35' | For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> . |
|----|-----|---|

Notes:

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

**8-6A-7: PRELIMINARY PLAT FINDINGS:**

1. The plat is in conformance with the Comprehensive Plan;  
*The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation fees will be required to serve the Police Department and Star Fire District.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.*
5. The development preserves significant natural, scenic or historic features;

*The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

**Public Hearing of the Council:**

- a. A public hearing on the application was heard by the City Council on October 4, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
  - Chris Todd
- c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:  
None

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space and sidewalks. The Council placed conditions of approval on the application to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for preliminary plat. Council hereby incorporates the staff report dated October 4, 2022 into the official decision as part of these Findings of Fact, Conclusions of Law.

**Statement of Compliance:**

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- **Sidewalks along Short Lane shall be attached per Council waiver**
- **Parking shall be reduced a maximum of 10% for the overall development; If a hotel is proposed, no parking reduction shall be allowed**



- **A height exception of a maximum of 58' shall be allowed for Buildings 1, 2, 3 and 6; A height exception of a maximum of 50' shall be allowed for Buildings 7 and 8**
- **Additional Council review for design only shall be required for the future mixed-use buildings in addition to standard Certificate of Zoning Compliance and Design Review Committee**
- **Nursing Home and Residential Care Facilities shall be prohibited**
- **A shared parking agreement shall be recorded on the entire development prior to occupancy of the first building**
- **The Council shall review any future dedication to the City of the park to determine if the City will accept said dedication (Lot 5)**
- **All uses in Exhibit C of the Development Agreement shall be principally permitted except #17**
- **Shooting ranges shall require a Conditional Use Permit**
- **Elevations and site plan shall be included as exhibits in the Development Agreement**

**Conditions of Approval:**

1. The approved Preliminary Plat for the Junction Crossing No. 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential unit. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **All drives shall meet the requirements of the Star Fire District.**
4. **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17, unless approved by Council.**
5. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council.**
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
7. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

9. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
11. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 14. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and indicating the location of the mailbox cluster(s).**
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.

**Council Decision:**

The Council voted 4-0 to approve the Preliminary Plat and Development Agreement for Junction Crossing Subdivision No. 2 on October 4, 2022.

Dated this 15th day of November 2022.

Star, Idaho

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk