



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: May 5, 2026 **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 8: UNIFIED DEVELOPMENT CODE

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2026
Legal Notice Published	April 17, 2026
City Council Workshop	February 10, 2026

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 this set of revisions.

Staff has provided Council with the following information:

- 1. Redlined Sections from each Title being revised**

8-1A-11: REQUEST FOR SPECIAL EXCEPTION FROM ANNEXATION INSIDE AN AREA OF IMPACT

8-1A-11: REQUEST FOR SPECIAL EXCEPTION FROM ANNEXATION INSIDE AN AREA OF IMPACT: A property owner located within the County, but adjacent to city limits, may request a Special Exception from Annexation to allow the Council to determine if a property must be annexed into the City, in order to meet Section 9-6-3C of the Ada County Code regarding zoning applications in Areas of Impact. Council may consider if a property requesting certain land use applications within the County must annex into the City or if they can proceed through the County. The request will be placed on a Council agenda as an action item. A fee shall be required as determined by Council.

8-4A-11: FENCES:

The following regulations shall govern the type, location, and construction of all fences:

A. General Standards:

1. ~~Fences Taller Than Six Feet: Fence Height.~~ All fences ~~taller than~~ shall be a maximum of six feet (6') ~~in height, unless approved through a fencing waiver permit (see 13 below). require a Certificate of Zoning Compliance and building permit in the city of Star. Height is hereby measured from bottom to top of panel. Post height not to exceed 8" above panel.~~
2. Barbwire Fencing: Barbwire fencing shall be prohibited, except through a conditional use permit in the A, RR, MU, C-1, C-2, LI. district, when: a) used as the top section for security fencing; and b) located a minimum of six feet (6') above grade to the bottom wire. Barbwire fencing may be used in the Agricultural district for livestock only.
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.
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.

6. Obstruction: No fence shall obstruct access to public utility boxes, meters or other infrastructure.

7. Maintenance: Fences shall be kept free from advertising and graffiti and maintained in good repair. Wood fences along collectors and arterials that are within an approved subdivision shall be required to be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any fencing falls into disrepair. Maintenance shall be included in the CC&R's.

8. Front Yard Fences: Front yard fences shall not exceed three feet (3') height for closed vision and four feet (4') open vision within any front yard setback, as indicated in Figure 1. At no point shall a fence be any closer than 5' from a sidewalk.

9. Side Yard Fences on Corner Lots: Side yard fences on corner lots less than or equal to ten (10) feet from the street shall not exceed three feet (3') height for closed vision and four feet (4') for open vision, as indicated in Figure 2. At no point shall a fence be any closer than 5' from a sidewalk. Fences greater than 4' in height must be minimum of 5' from a sidewalk.

10. Compliance with Clear Vision Triangle Requirements: All fences shall comply with the clear vision triangle requirements as stated within this article.

11. Fencing provided by a developer in any subdivision, or by any future resident, shall not have a gap along the bottom of the fence exceeding 2-inches to finished grade. This shall be included within the approved CC&R's for all new fencing.

12. A fencing plan for fences adjacent to common areas shall be submitted and approved with all subdivision applications.

13. Fence Height Waiver Permit: A fence waiver permit may be issued to allow a fence up to 8 feet in height, subject to the following:

a. A Certificate of Zoning Compliance for the waiver has been submitted and approved by the Administrator;

b. The subject fence is not located adjacent to common open space, a corner lot, or adjacent to a public right of way, as indicated in Figure 3;

c. The subject fence is located on property lines that has received written permission from all property owners affected by the fence location;

d. The subject fence must remain consistent with all property lines;

e. If fencing is on the rear yard property line of a corner lot, the fence shall transition down to 6 feet and remain at that height next to the right of way. At no point shall the fence be any closer than 5' from a sidewalk.



8-4C-6: STANDARDS FOR ARTS, ENTERTAINMENT, COMMUNITY OR RECREATION EVENTS:

8-4C-7: STANDARDS FOR VENDORS NOT ASSOCIATED WITH AN ARTS, ENTERTAINMENT, COMMUNITY OR RECREATION EVENTS:

8-4C-6: STANDARDS FOR ARTS, ENTERTAINMENT, COMMUNITY OR RECREATION EVENTS:

B. Special, one (1) day events, including, but not limited to farmers markets, charity events, fun runs, car shows may be allowed in residential and commercial districts, including City parks, subject to approval by the City. Food trucks and other temporary food operations may be permitted for these events.

C. Seasonal, reoccurring events, including, but not limited to farmers markets and

concert series may be allowed in commercial districts, subject to approval by the City. Food trucks and other temporary food operations, live music, and other amenities may be permitted for these events. This use shall not exceed 6 months, and shall only be allowed for one season. Multiple seasons at the same location shall be subject to a Conditional Use Permit. The administrator shall apply additional standards in this Article to insure that the health, safety and welfare of the community is maintained.

~~C~~ D. The Star city police department and fire district shall review the location and access for any use in this category.

~~D~~ E. Vendors shall obtain a city of Star vendor permit.

8-4C-7: STANDARDS FOR VENDORS NOT ASSOCIATED WITH AN ARTS, ENTERTAINMENT, COMMUNITY OR RECREATION EVENTS:

G. The twelve (12) month approval period shall be evaluated at the time of the annual license renewal.

1. If the administrator, city clerk and/or Star city police and fire district have unresolved, compelling complaints regarding the vendor, a new temporary use shall be required. Otherwise, the twelve (12) month approval period shall be extended.