

TEMPORARY USE PERMIT AND CERTIFICATE OF ZONING COMPLIANCE



DATE: May 5, 2026

TO: Trailmark Station Subdivision

FROM: Star Planning & Zoning Department

SUBJECT: Temporary Use Permit (TP-26-04) Nighttime Material Import/Noise Waiver

APPLICANT'S REQUEST:

Nampa Paving has requested a temporary use permit to allow nighttime import of fill material for raising the elevation of the property that is being developed as Trailmark Station Subdivision. The request would include Council approval of a temporary waiver to the City's noise ordinance.

PROPERTY OWNER: Toll Southwest LLC

PROPERTY DESCRIPTION:

The subject property is generally located at the northeast corner of N. Can Ada Road and W. Joplin Road. in Star, Idaho.

REQUEST:

Currently, the schedule for raising the elevation of the property approved for Trailmark Subdivision includes approximately 6,136 trucks entering the site and placing fill material, which is then distributed over the area within this first phase of development. Current time frame for this operation is 75-85 days. Each of these trucks would travel from a pit in Notus and travel east on 20/26 to Star Road, then north to Joplin Road and into the site. Once the west end of Joplin Road is reopened, that route will utilize Can Ada Road rather than Star Road.

If approved on a temporary basis, trucks would work at night to import and distribute the material on-site. **Estimated time frame working at night would reduce the operation to approximately 30-45 days.**

CODE REQUIREMENTS

UNIFIED DEVELOPMENT CODE:

TEMPORARY USE REQUIREMENTS (Section 8-4C-1) – The purpose of a temporary use is to allow for the temporary or seasonal uses that support community events and celebrations, or uses of a limited duration that are accessory to a primary use (Ord. 215, 11-2-2011)

8-4C-2 GENERAL STANDARDS:

A.1 – Time Period. Except as otherwise defined in this section, a temporary use is allowed for a specified period not to exceed six (6) months from issuance or certificate of zoning compliance.

DISCUSSION

The applicant's request would reduce the number of days to import the material by approximately 50% and would further benefit the community by reducing truck traffic on an already strained traffic system.

To offset the potential noise impacts that would be present in and around the construction site, Nampa Paving is proposing the following:

- **Noise dampers installed** on backup alarms for all haul trucks and equipment involved
- Strict enforcement of **no compression/engine braking** along the haul route and through residential areas
- Driver briefings and enforcement of **reduced speeds** and heightened caution through intersections and residential zones
- Maintaining strict control of truck spacing and site entry/exit to prevent stacking on public roads
- Continued proactive communication with nearby residents along Joplin Road regarding the haul schedule and activity

DECISION

Council should consider the request by the applicant and determine if a temporary waiver of the noise ordinance is in the best interest of the public and would protect the health, safety and welfare of the public. If approved, Staff recommends the following conditions of approval.

CONDITIONS OF APPROVAL

Site Specific Conditions for Temporary Use/Noise Waiver

1. **A site plan detailing the entrances/exits, operation area and any other detail deemed necessary shall be submitted to City Staff prior to the commencement of operation for review and approval.**
2. The applicant is permitted to nighttime work on the property for a period not to exceed 45-days. Any additional time shall be reviewed and approved by Council prior to continued operation. **The applicant shall notify City Staff of the first day of operation.**
3. Noise dampening of backup alarms are required at all times on all equipment operating between the hours of 8pm to 7am daily.
4. Sunday (Saturday night after 8pm) operation shall be prohibited.
5. Compression/Engine braking shall be prohibited at all times from Hwy 20/26 into and out of the site.
6. Reduced speeds on intersections, Can Ada Road and Joplin Road shall be in effect at all times.
7. Truck spacing and site entry/exit to prevent stacking on public roads shall be maintained and enforced at all times.
8. State Highway 44 (State Street) and Star Road between State Street and Joplin Road shall not be used as a truck route at any time.
9. Applicant shall notice all residents along Joplin Road, Can Ada Road and the Starpointe, Oaklawn, Naismith and Joplin Rim subdivisions prior to nighttime operation and provide haul schedule and activity information. City staff can provide addresses upon request.
10. Council reserves the right to review and modify or withdraw this temporary use permit/noise waiver at any time should the applicant fail to comply with these conditions of approval, or if the operation proves to create an unreasonable nuisance to the public, as determined by Council.

Shawn Nickel

From: Tyson <Tyson@nampapaving.com>
Sent: Wednesday, April 29, 2026 4:19 PM
To: Shawn Nickel; Trevor Chadwick
Cc: Bobby Grenke
Subject: RE: Request for Temporary Work Hour Variance – Trailmark Phase 1-2 Project
Attachments: Temporary Use Permit Application 3 2019.pdf

Good afternoon Shawn

Thank you again for coordinating the temporary use permit and noise ordinance waiver request for Council review next Tuesday evening.

Per your request, please see the operational details for the proposed hauling operation associated with the Trail mark Phase 1–2 project. This scope includes approximately **6,136 total truck loads of import material** that must be hauled into Phase 1 of the Trail mark project.

Project Location:

8820 W. Joplin Road, Star, ID 83646

Material Source:

Nampa Paving and Asphalt – Notus, Idaho pit

Total Import Quantity:

This operation will require approximately **6,136 loads of fill material** hauled to the site.

Haul Route Information

Initial Haul Route (Current):

Notus Pit → Highway 20/26 → Star Road → north on Star Road → west on Joplin Road → project site (8820 W. Joplin Rd).

Return route will follow the same route back to the Notus pit.

Future Haul Route (Upon ACHD Opening):

Once ACHD opens the road, the haul route will transition to:

Notus Pit → Can-Ada Road → Joplin Road → project site.

This route will significantly reduce interaction with downtown Star traffic and minimize disturbance to residents.

Road Improvements:

Nampa Paving will be paving Joplin Road on **5/4**, and the roadway is expected to be open after that date.

Schedule Impacts (Day vs. Night)

Due to the volume of material required (**6,136 total loads**), hauling during standard daytime hours would introduce a substantial number of trucks into already congested corridors during peak traffic periods.

- **Daytime hauling estimate:** approximately **75–85 working days** to complete the required **6,136 loads**
- **Night hauling estimate (if approved):** approximately **30 working days** to complete the required **6,136 loads**

Night hauling would allow the City to reduce the overall duration of trucking activity through Star by more than half, while also limiting truck interaction with commuter traffic, school traffic, and pedestrians.

Safety & Noise Mitigation Measures (Self-Imposed)

Because this operation involves **6,136 haul loads**, we recognize the importance of minimizing noise impacts and maximizing public safety. Nampa Paving and Asphalt is committed to the following self-imposed measures:

- **Noise dampers installed** on backup alarms for all haul trucks and equipment involved
- Strict enforcement of **no compression/engine braking** along the haul route and through residential areas
- Driver briefings and enforcement of **reduced speeds** and heightened caution through intersections and residential zones
- Maintaining strict control of truck spacing and site entry/exit to prevent stacking on public roads
- Continued proactive communication with nearby residents along Joplin Road regarding the haul schedule and activity

We strongly believe performing the haul operation at night is the safest and most responsible option for the community given the number of loads (**6,136 total loads**) and the current traffic conditions caused by ongoing work in the Star area.

Council Attendance

Tyson Bird will be present at the meeting along with Operations Manager **Bobby Grenke** to answer questions and address any conditions of approval.

Potential Plan Change

Please note there is a potential plan change currently being discussed that **may require an additional approximately 15 days of work**. This change has **not yet been approved by the developer**, but we

wanted to make the City aware of the possibility in advance. If approved, we will provide updated haul duration estimates and coordinate with the City immediately.

I will incorporate the above information into the formal letter of explanation, along with truck trip estimates, and will submit the completed application and deliver the \$425 payment per your requested timeline.

Please let me know if there are any specific concerns you would like addressed directly for Council consideration.

Respectfully,

Tyson Bird
CEO
Nampa Paving and Asphalt
208.602.7292

From: Shawn Nickel <snickel@staridaho.org>
Sent: Wednesday, April 29, 2026 1:33 PM
To: Tyson <Tyson@nampapaving.com>; Trevor Chadwick <tchadwick@staridaho.org>
Cc: Bobby Grenke <bobby.grenke@nampapaving.com>
Subject: RE: Request for Temporary Work Hour Variance – Trailmark Phase 1-2 Project

[EXTERNAL EMAIL]

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Tyson. We will be taking this to Council next Tuesday evening to get approval of a temporary use permit noise ordinance waiver to allow you to operate at night for a limited amount of time with conditions of approval. I need you to provide me with a letter of explanation asap as to the exact details of the operation, including truck route, number of days and number of truck trips both during the day and if the allowance of night work is granted. I will place specific conditions of approval on the approval that will need to be met. Please include any self-imposed conditions that you feel will help Council make a positive decision. We will need someone to be present at the meeting Tuesday night to answer questions. Also, please fill out the attached application and provide a check in the amount of \$425 and have it delivered to my attention as soon as possible by next Monday or Tuesday. Also, would like to have a rough plan showing the location of the import materials on site and truck route in and out of the site and any other information you can provide. Please fill out the attached application to the best of your ability. Most of the lines can be left blank.

Thanks.

Shawn

SHAWN L NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR