FINDINGS OF FACT AND CONCLUSIONS OF LAW
SEMIQUINCENTENNIAL PARK SUBDIVISION
FILE NO. PP-26121

The above-entitled Preliminary Plat land use application came before the Star City Council for their action on October 6, 2026, 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 City of Star is processing a preliminary/final plat application for City owned properties at, and adjacent to, Freedom Park and the Riverhouse in order to combine all of the properties into one, legal lot. The properties are located at 894, 946, 960 and 1000 S. Main Street and also include parcels S0417323485 & S0417323480, in Star, Idaho. The properties were recently annexed/zoned Public/Semi Public (PS). The subject properties are generally located at the south end of S. Main Street. Ada County Parcel No's. R6925901200, R1842701262, R1842701320, R1842701985, R1842701921, R1842701951, S0417323480, S0417323485.

B. *Application Submittal:*

A neighborhood meeting was held on August 20, 2026, 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 August 21, 2026.

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 August 27, 2026. 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 14, 2026. Notice was sent to agencies having jurisdiction in the City of Star on October 20, 2026. The property was posted in accordance with the Star Unified Development Code on September 18, 2026.

D. *Development Features*:

PRELIMINARY PLAT:

This Preliminary Plat/Final Plat will allow for the combining of multiple city owned properties including the Star Riverhouse, Liberty Hall and Freedom Park into one continuous lot equaling approximately 83.56 acres within the newly established Public/Semi Public (PS) zoning designation.

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

No letters received.

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

> Public Use/Parks/Open Space
>
> Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.
>
> Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boise River should be designed to function as part of a larger regional open space network. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

13.3 Goal:

> The City of Star will strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and

enrichment by all citizens of Star.

13.4 Objectives:

A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.

Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.

Involve volunteers and other support groups in coordinating and implementing recreational programming.

Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.

Encourage the development of parks and recreational programs which meet the different community needs.

Encourage the preservation of existing trees and natural vegetation wherever practical.

Unified Development Code:

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

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. Any unresolved

access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat 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.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.

3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;

4. Additional information on the preliminary plat and separately submitted information to include the following:

    a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
    b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
    c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
    d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
    e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
    f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
    g. Contour lines, shown at five-foot (5') intervals where the land slope is greater

than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;

h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
i. Any flood zone information including FEMA FIRM panels;
j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
k. Phasing plan showing all proposed phases of the development;
l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.

5. Additional information in the application as determined by the administrator may include the following:
    a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
    b. Colored site plan and renderings of a subdivision detailing residential lot

locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

8-6A-4: FINAL PLAT PROCESS:

A. Application Requirements: After the approval or conditional approval of the preliminary plat, the applicant may cause the total parcel, or any part thereof, to be surveyed and a final plat prepared in accord with the approved preliminary plat. An application and fees shall be submitted to the administrator on forms provided by the City.

B. Contents of Final Plat: The final plat shall include and be in compliance with all items required under Idaho Code section 50-1301 et seq. The final plat submittal shall include at least:

1. A written application for approval of such final plat as stipulated by the council;

2. Proof of current ownership of the real property included in the proposed final plat and consent of recorded owners of the plat;

3. Such other information as the administrator or designee and/or city engineer may deem necessary to establish whether or not all proper parties have signed and/or approved said final plat;

4. Conformance with the approved preliminary plat and meeting all requirements or conditions thereof;

5. Conformance with all requirements and provisions of this title;

6. Conformance with acceptable engineering, architectural and surveying practices and local standards including those set forth in Section 8-4A-11. and

7. Proposed drainage and stormwater, grading, and irrigation plans and associated reports shall be submitted with the final plat application. No site improvements of any kind shall commence until City Engineer approval of civil plans.

8. The final plat application shall provide draft CC&R's that include, but not be limited to, information relating to setbacks, fencing, private street maintenance information, and any other information required by the City through an approved Development Agreement and/or conditions of approval of the preliminary and final plat. A statement of where the specific

information is within the draft document shall be provided at the time of application.

C. Administrator Review:

1. Acceptance: Upon receipt of the final plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

2. Substantial Compliance:

a. The administrator or designee shall review the final plat for substantial compliance with the approved or conditionally approved preliminary plat. The final plat shall be determined in substantial compliance with the preliminary plat, notwithstanding the following changes:

(1) The number of buildable lots is the same or fewer;

(2) The amount of common open space has been increased or is the same;

(3) The amount of open space is relocated with no reduction in the total amount;

(4) The number of open space lots has been increased or is the same; or

(5) The transportation authority has required minor changes, including updated street and/or sidewalk widths or standards.

3.Not in Substantial Compliance: If the administrator determines that there is substantial difference in the final plat than that which was approved as part of the original ~~a~~ preliminary plat process, the intent of the development, or conditions that have not been met, the administrator may require that a new preliminary plat be submitted to the city.

D. Decision on Final Plat: Decision on the final plat is made by the City Council.

E. Recording of The Final Plat: Upon approval or approval with conditions by the council and signature of the city clerk and city engineer, the applicant may submit the final plat to the county recorder for recording. The final plat shall contain the certifications required under Idaho Code section 50-1301 et seq., as well as those required by the city of Star.

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 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

3. No major special development considerations are involved, such as development in a floodplain or hillside development.

B. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a combined preliminary and final plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

C. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C, to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

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

E. Contents of Final Plat: The final plat shall include all items required in subsection 8-6A-4B of this article or any additional items required by the Administrator.

F. Decision: A decision on a combined preliminary and final plat is made by the city council.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
   The Council finds that the Preliminary Plat, as 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, including the South of the River 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.

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 action.

5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that will be negatively impacted by this Preliminary Plat.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on October 6, 2026, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony (In-favor, Against or Neutral) regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation

c. Public sign-ins that did not testify (In-favor, Against or Neutral):
None

d. 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 annexation and zoning and platting of the development. Council concluded that the request meets the requirements and findings for preliminary plat. Council hereby incorporates the staff report dated October 6, 2026 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 Decision:

The Council voted 4-0 to approve the Preliminary Plat/Final Plat for Semiquincentennial Park Subdivision on October 6, 2026.

Dated this 17th day of November 2026.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

_____
Shelly Tilton, City Clerk