



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn T. Smith*

MEETING DATE: **October 7, 2025 – PUBLIC HEARING**

FILE(S) #: PP-25-04 Preliminary Plat for Wildbranch Commercial Park Subdivision
FP-25-10 Final Plat for Wildbranch Commercial Park Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Shannon Ely
Baron Properties
1401 17th Street, Ste. 700
Denver, Colorado 80202

Owner:

BPS Nampa MC, LLC
1401 17th Street, Ste. 700
Denver, Colorado 80202

Representative:

Kelli Black
Bailey Engineering, Inc.
1119 E. State Street, Ste. 210
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of a Preliminary and Final Plat (PP-25-04/FP-25-10) for a proposed commercial subdivision consisting of 4 lots. The property is located at 342 S. Calhoun Place in Star, Ada County, Idaho, and consists of 11.38 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of Hwy 44, west of Hwy 16. Ada County Parcel No. S0416120900.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Commercial (C-2-DA)	Commercial	Staging for Hwy 16 Construction
Proposed	Mixed-Use (MU)	Commercial (C-2)	Commercial
North of site	Mixed-Use (MU) Rural Urban Transition (RUT)	ITD/ACHD ROW (Hwy 16 & 44)	Highway 44
South of site	Light Industrial (LI)	High Density Residential	Star Crest Apartments
East of site	Rural Urban Transition (RUT)	Commercial/Industrial Corridor	Highway 16
West of site	Rural Urban Transition (RUT)	Commercial/Compact Residential	Edgefield Senior Housing

Existing Site Characteristics: The property is currently in use as a staging area for the Hwy 16 construction project.

Irrigation/Drainage District(s): Pioneer Ditch Company LTD
P.O. Box 426
Caldwell, Idaho 83606

Flood Zone: This property **IS** currently located in Special Flood Hazard Zone.

FLOOD ZONE: Zone AE

FEMA FIRM Panel Number: 16001C0130J

Effective Date: 6/19/2020

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – Yes.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – No.
- ✧ 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.
- ★ Historical Assets – No historical assets have been observed.
- ★ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 3, 2025
Neighborhood Meeting Held	May 20, 2025
Application Submitted & Fees Paid	July 1, 2025
Application Accepted	July 1, 2025
Residents within 300' Notified	September 17, 2025
Agencies Notified	July 22, 2025
Legal Notice Published	September 20, 2025
Property Posted	September 24 , 2025

HISTORY

City Council approved a rezone of this property from C-1 to C-2 on September 20, 2022.

On April 4, 2017, the Council approved a rezone of the property from Rural Transition (RT) to C-1-DA (Ord 258).

From the records that are available, it appears that the property was originally annexed into the City sometime around 2009.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

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

(C-2) GENERAL 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.

(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-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
C-2	35'/60' ⁵	20'	5'	0' ⁴	20'

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 overhanging onto the sidewalk.
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, 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.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

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: REQUIRED FINDINGS:

In consideration of a preliminary plat or combined preliminary and final plat, the decision-making body shall make the following findings:

- A. The plat is in conformance with the comprehensive plan;
- B. Public services are available or can be made available and are adequate to accommodate the proposed development;
- C. There is public financial capability of supporting services for the proposed development;
- D. The development will not be detrimental to the public health, safety or general welfare; and
- E. The development preserves significant natural, scenic or historic features.

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 obtain city engineer signature of a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact. Minor land divisions shall be recorded within one year of approval.

B. Phased Development: In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of eighteen (18) months, may be considered for final approval without resubmission for preliminary plat 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 twenty-four (24) months. Additional time extensions up to 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.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

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:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with bog box and franchise uses and discourage the development of strip commercial areas.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- 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.

PROJECT OVERVIEW

PRELIMINARY/FINAL PLAT:

The preliminary/final plat submitted contains four (4) commercial lots for future development. The commercial lots will be 3.40, 2.15, 2.90, and 2.93 acres in size respectively. The lots will be serviced with central sewer and water provided by the Star Sewer and Water District. Lots 2, 3, and 4 have frontage on S. Calhoun Place. Lot 1 will need cross-access agreements or a private drive to access the lot if developed as platted.

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting
Streetlights/parking lot and building lights shall reflect the "Dark Sky" criteria and be downward facing only. The same streetlight design shall continue throughout the entire development. ***The applicant has not submitted a lighting plan or design for approval. Because this is a commercial subdivision with future uses yet to be determined, the applicant shall provide a streetlight design/cut to Staff and receive approval during the Certificate of Zoning Compliance process once specific uses are proposed.***
- 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. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant has not submitted a landscape plan for approval. Because this is a commercial subdivision with future uses yet to be determined, the applicant shall provide a landscape plan and receive approval**

during the Certificate of Zoning Compliance process once specific uses are proposed.

- Setbacks – The Applicant has not requested any set back waivers, and the C-2 setbacks will be applied to the development.
- Mailbox Cluster – **The Applicant shall work with the Star Postmaster on approval for mail delivery boxes/cluster. Because this is a commercial subdivision with future uses yet to be determined, the applicant shall provide approval from the postmaster on the location of mailboxes during the Certificate of Zoning Compliance process once specific uses are proposed.**
- Subdivision Name – The Applicant has provided approval from Ada County for the proposed subdivision name. Documentation is included in the application packet.

AGENCY RESPONSES

Central District Health Dept.
DEQ
ACHD
COMPASS
ITD

August 11, 2025
July 28, 2025
September 10, 2025
September 12, 2025
August 5, 2025

PUBLIC RESPONSES

No public comments have been received on this application.

STAFF ANALYSIS AND RECOMMENDATION

Staff is supportive of the design and layout of the development application, with the proposed conditions of approval.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed preliminary and final plat applications meet the requirements, standards and intent for development as they relate to the Unified Development Code and the Comprehensive Plan. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it 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 City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

FINAL PLAT FINDINGS:

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

- A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. During the Certificate of Zoning Compliance process, the applicant shall complete the following:

- 1. Provide Street Light designs for review and approval;**
 - 2. Provide documentation from Postmaster on approval of location of mailbox clusters;**
 - 3. Provide a landscape plan for review and approval;**
- 2. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of CZC. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
- 3. All future commercial buildings will require approval from the Design Review Committee prior to building permits being issued.**
- 4. All future development shall be subject to a Certificate of Zoning Compliance review and approval prior to issuing building permits.**
5. The approved Preliminary/Final Plat for the Wildbranch Commercial Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
6. The subdivision shall meet all requirements of Ada County Highway District and Star Fire District.
7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall

be maintained by the Homeowners Association. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.

8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
9. 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 as needed, with regularity, 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.
10. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees to include one (1) tree per thirty-five (35) linear feet.
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 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.
15. A plat note shall state that development standards for commercial 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.
16. The mylar/final plat shall be signed by the owner, Surveyor, Health District, and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. 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.**
19. A sign application is required for any subdivision signs.

20. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number PP-25-04 & FP-25-10 Wildbranch
Commercial Park Subdivision on _____, 2025.



June 30, 2025

City of Star
Planning and Zoning Department
10769 W. State Street
Star, ID 83669

Subject: Wildbranch Commercial Park Subdivision Short Plat

Dear Planning and Zoning,

On behalf of Baron Properties and BPS Calhoun Comm LLC, we are pleased to submit a Short Plat application for the **Wildbranch Commercial Park Subdivision**. The subject property is situated south of State Street (HWY 44) and east of South Calhoun Place and west of Highway 16 in Star, Idaho. The project consists of one parcel, S0416120900, and totals **11.38 acres**.





The property is currently annexed into the City of Star and zoned Commercial General (C-2), which is the general commercial district for the City. We are proposing to subdivide the property into 4 commercial lots for future commercial users.

All utilities necessary to serve the proposed development are adjacent to the property. The City of Star will provide sewer and water. All stormwater drainage will be retained on site. The details of on-property utilities will be determined at the time each parcel is developed. The Pioneer Canal traverses the site along the northern portion. The developer has coordinated with the irrigation district and received approval to relocate the canal.

Thank you for your consideration of the Short Plat application for the Wildbranch Commercial Park Subdivision. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

Kelli Black
Planner
Bailey Engineering
kblack@baileyengineers.com
208-938-0013



SHORT PLAT PRELIMINARY/ FINAL PLAT APPLICATION (DOES NOT EXCEED 5 LOTS)

***All information must be filled out to be processed.

FILE NO.: **PP-25-04 FP-25-10**
Date Application Received: **7/1/2025** Fee Paid: **\$2700.00**
Processed by: City: **BN**

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☒

Applicant Name: Shannon Ely - Baron Properties
Applicant Address: 1401 17th St, Ste 700, Denver, CO Zip: 80202
Phone: (303) 843-4582 Email: sely@baronproperties.com

Owner Name: BPS Nampa MC, LLC.
Owner Address: 1401 17th St, Ste 700, Denver, CO Zip: 80202
Phone: (303) 843-4582 Email: sely@baronproperties.com

Representative (e.g., architect, engineer, developer):
Contact: Kelli Black - Planner Firm Name: Bailey Engineering, Inc.
Address: 1119 E State St, Ste 210, Eagle, ID Zip: 83616
Phone: (208) 938-0013 Email: kblack@baileyengineers.com

Property Information:

Subdivision Name: Wildbranch Commercial Park Subdivision
Site Location: 342 S Calhoun Pl
Parcel Number(s): S0416120900

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-2-DA		
Proposed	C-2-DA		
North of site	C-1		
South of site	R-14-DA		
East of site	C-1, L-O		
West of site	C-2-DA, C-1, L-O		

SITE DATA:

Total Acreage of Site - 11.38 acres
Breakdown of Acreage of Land in Contiguous Ownership - 11.38 acres
Total Acreage of Site in Special Flood Hazard Area - _____
Dwelling Units per Gross Acre - _____
Minimum Lot Size - _____
Minimum Lot Width - _____

Total Number of Lots - 4
Residential - _____
Commercial - 4
Industrial - _____
Common - _____

Total Number of Units - _____
Single-family - _____
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - _____% / _____ acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____

Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - _____ Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____

Describe Bike Paths (location, width, material) - _____

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Water District
Irrigation Water- Little Pioneer Irrigation
Sanitary Sewer- Star Sewer District
Fire Protection - City of Star
Schools - Meridian School District #2
Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - _____	Floodplain - <u>Yes</u>
Evidence of Erosion - _____	Fish Habitat - _____
Historical Assets - _____	Mature Trees - _____
Riparian Vegetation - _____	Steep Slopes - _____
Stream/Creek - _____	Unstable Soils - _____
Unique Animal Life - _____	Unique Plant Life - _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):Subdivision Name: Wildbranch Commercial Park Subdivision Phase: _____Special Flood Hazard Area: total acreage 7.58 acres number of homes _____
(upcoming revision effective 10/3/25)

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 1600C01307J
FIRM effective date(s): mm/dd/year June 19, 2020 (upcoming revision effective 10/3/25)
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
Base Flood Elevation(s): AE _____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	▶
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	▶
X	Completed and signed copy of Short Plat - Preliminary/Final Plat Application	▶
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	▶
X	Copy of letter of intent and statement for Preliminary/Final Plat. The letter of intent shall include the following: - Gross density of the phase of the Final Plat submitted - Lot range and average lot size - Description of proposed open space being provided including percentage of total open space and usable open space, number and type of approved amenities.	▶
X	Legal description of the property (word.doc and pdf version with engineer's seal)	▶
X	Recorded warranty deed for the subject property	▶
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	▶
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	▶
N/A	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	

X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	▶
X	One (1) full-size copy, one (1) 11" X 17" copy and electronic copy in pdf. format of the Preliminary Plat	▶
X	One (1) full-size copy, one (1) 11" X 17" copy and electronic copy in pdf. format of the Final Plat	▶
N/A	One (1) full-size copy, one (1) 11" X 17" copy and electronic copy of the landscape plan	
N/A	Phasing plan shall be included in the application if the project is to be phased.	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Electronic copy in pdf. format of final engineering construction drawings stamped and signed by a registered engineer/surveyor.	
X	Storm drainage calculations must be submitted; either in narrative or on plat.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
N/A	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
N/A	Copy of all signed agreements with irrigation companies	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
N/A	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, final plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	▶
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	

	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	
--	--	--

FEE REQUIREMENT:

***** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.***

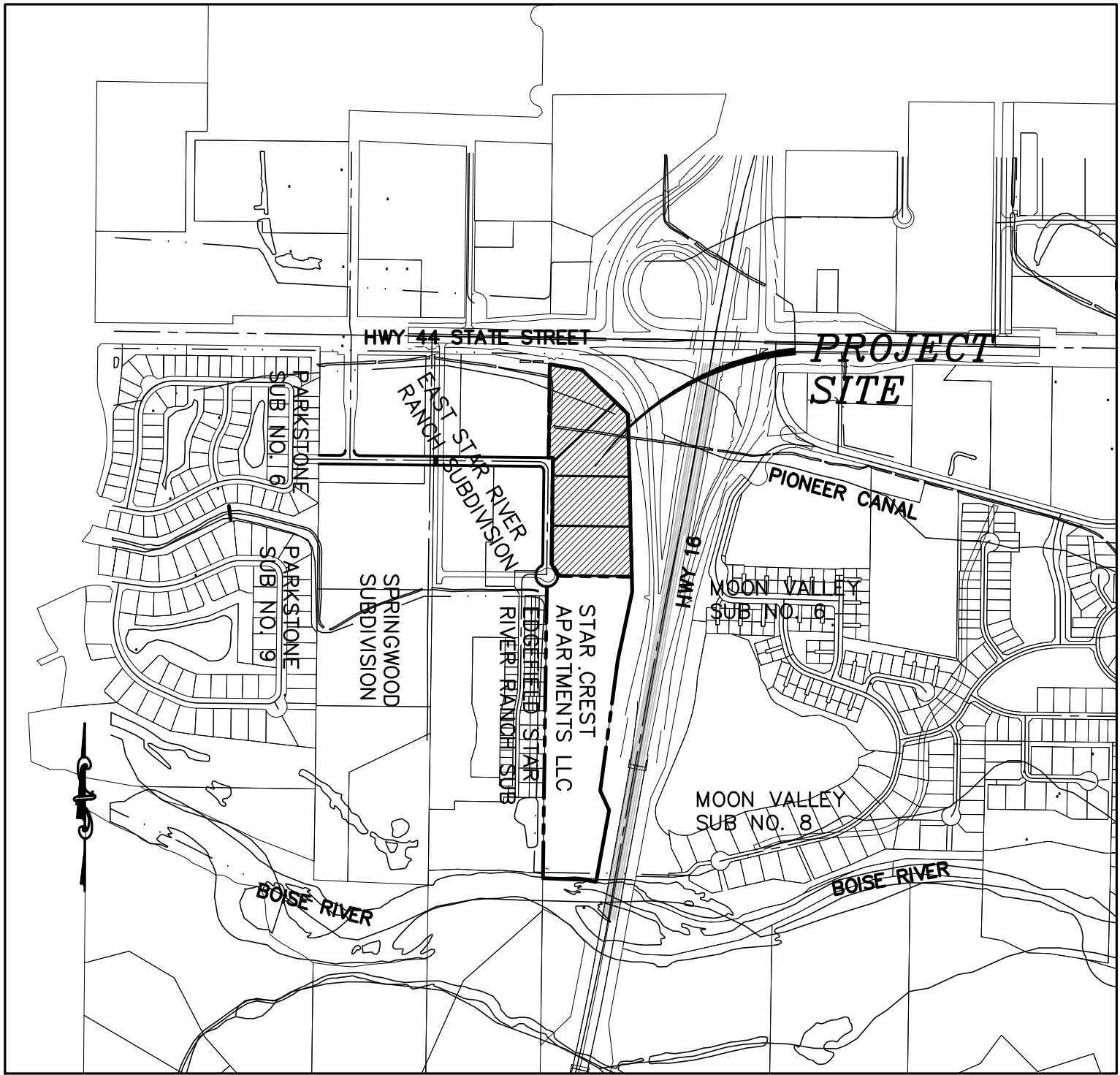

 Applicant/Representative Signature

7/1/25

Date

PRELIMINARY PLAT FOR
WILDBRANCH COMMERCIAL PARK SUBDIVISION

LOCATED IN THE NE 1/4
OF SECTION 16, T.4N., R.1.W., B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2025



VICINITY MAP
1" = 800'

Parcel Table				
Lot	Area	Perimeter	Type	
BLOCK 1 Lot 1	116508	1404	COMMERCIAL	
BLOCK 1 Lot 2	115584	1410	COMMERCIAL	
BLOCK 1 Lot 3	115738	1440	COMMERCIAL	
BLOCK 1 Lot 4	148157	1579	COMMERCIAL	

Curve Table				
Curve #	Radius	Length	Bearing	Delta
C1	63.00	63.27	S28°46'19"E	57°32'22"
C2	17.00	17.30	S28°22'47"E	58°19'25"

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	—PRELIMINARY PLAT
PP-2	—PRELIMINARY ENGINEERING
PP-2	—EXISTING CONDITIONS TOPOGRAPHY

LEGEND

BOUNDARY	---
LOT LINES	---
ROAD CENTERLINE	---
RIGHT OF WAY	---
LOT NUMBER	①
BLOCK NUMBER	BLOCK 7
EASEMENT	---
SETBACK	---
CURB GUTTER & SW	---
STREET NAME	W. ASHTON DR.
HANDICAP RAMP	---
SEWER LINE	---
WATER LINE	---
STORM DRAIN LINE	---
PRESSURE IRRIGATION	---
GRAVITY IRRIGATION	---
SEWER SERVICE	---
FIRE SERVICE W/ VALVE	---
WATER SERVICE	---
FIRE HYDRANT	---
CATCH BASIN	---
STOP SIGN	---
EXISTING WATER WELL	---
FOUND ALUM. CAP	---
MONUMENT	---
FOUND BRASS CAP	---
MONUMENT	---
FLOODLINE	---
BASE FLOOD ELEVATION	BFE 2486

NOTES

- STAR SEWER AND WATER DISTRICT SEWER SERVICES SHALL BE EXTENDED TO ALL LOTS. EXISTING SEWER AND WATER MAIN INSTALLED IN CALHOUN WILL BE UTILIZED FOR THIS SITE.
- THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0130J EFFECTIVE JUNE 19, 2020
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF SUBDIVISION APPROVAL.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS LITTLE PIONEER IRRIGATION DISTRICT.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACHD.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH STAR CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

OWNERS
BPS CALHOUN COMM LLC
2401 E 2ND AVE STE 300
DENVER, CO 80206

DEVELOPER
BARON PROPERTIES
1401 17TH ST STE 700
DENVER CO 80202

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E STATE STREET
EAGLE, ID 83616
208 938-0013

PLANNER/CONTACT
KELLI BLACK
BAILEY ENGINEERING, INC.
1119 E STATE STREET
EAGLE, ID 83616
208 938-0013

LAND USE SUMMARY

OVERALL PROJECT DATA

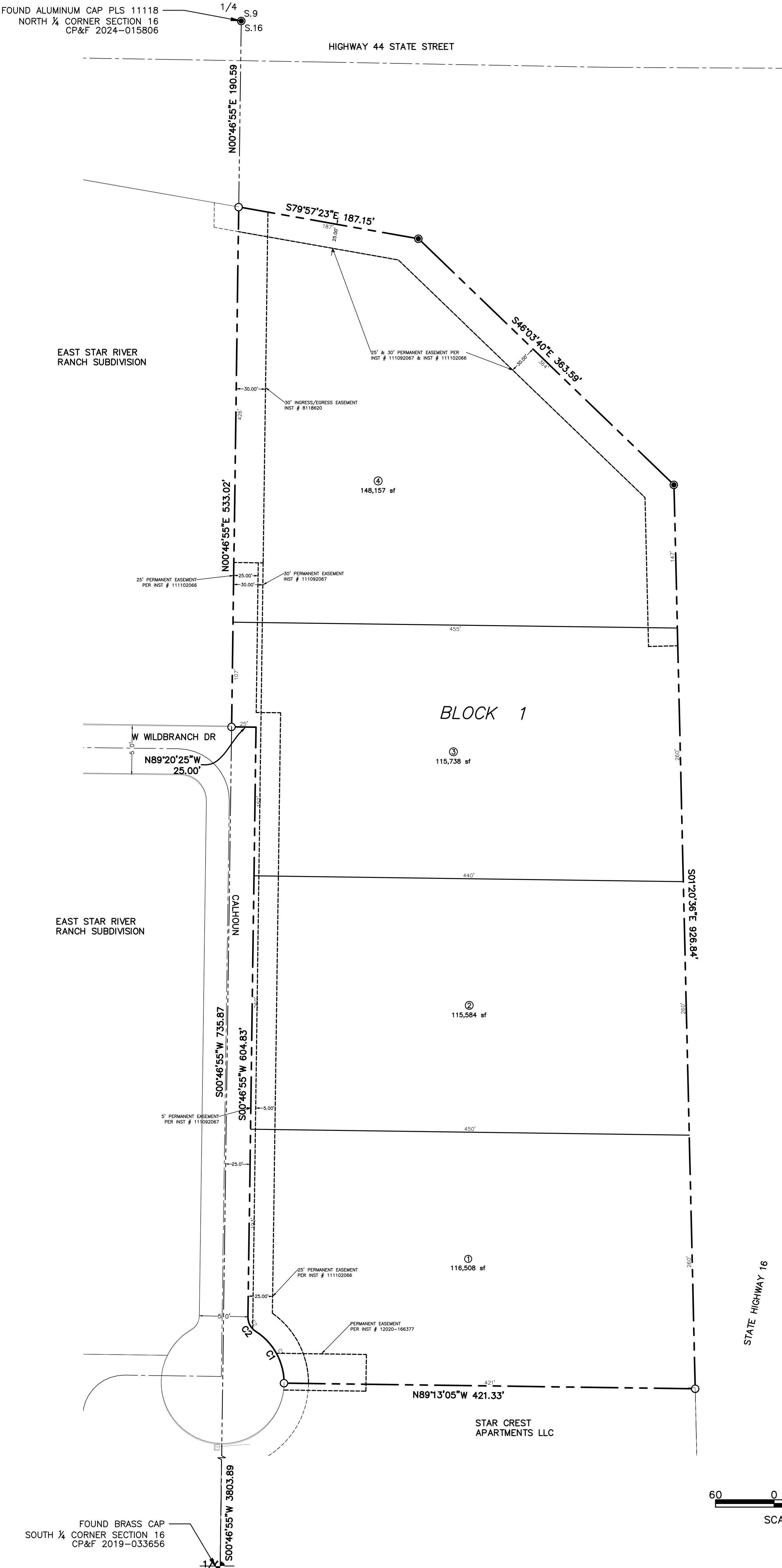
CURRENT ZONING	C-2-DA
PROPOSED ZONING	C-2-DA
TOTAL PARCEL AREA	11.38 ACRES
TOTAL LOTS	4
COMMON LOTS	0
COMMERCIAL LOTS	4
RESIDENTIAL BUILDABLE LOTS	0
GROSS DENSITY	0.35 LOTS/ ACRE

ADDITIONAL DETAIL

CITY	STAR
SEWER	STAR SEWER DISTRICT
WATER	STAR WATER DISTRICT
SCHOOL DISTRICT	MERIDIAN SCHOOL DISTRICT #2
FIRE	CITY OF STAR
HIGHWAY DISTRICT	ADA COUNTY HIGHWAY DISTRICT
IRRIGATION	LITTLE PIONEER IRRIGATION
DRAINAGE	DRAINAGE DISTRICT # 2

SETBACKS

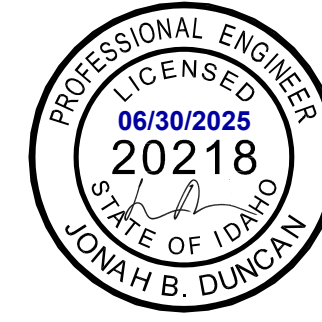
C-2	REAR- 5', SIDE- 0', ST FRONT- 20', ST SIDE- 20'
-----	---



STATE HIGHWAY 44

SCALE IN FEET
1"=60'

BAILEY ENGINEERING, INC.
CIVIL ENGINEERING | PLANNING | CADD
1119 E STATE ST., SUITE 210
EAGLE, ID 83616
www.baileyengineering.com



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DES

REVISED	NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
WILDBRANCH COMMERCIAL PARK SUBDIVISION
BARON DEVELOPMENT

DATE:
06-27-2025
PROJECT:
C2024-25

SHEET
PP-1

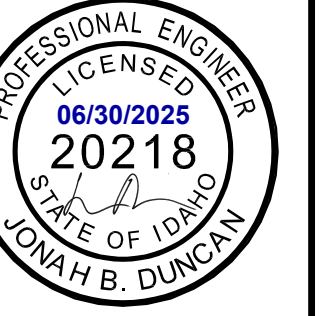
LOCATED IN THE NE 1/4
OF SECTION 16, T.4N., R.1.W., B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2025

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

TEL: 208-636-0013
www.baileyengineering.com



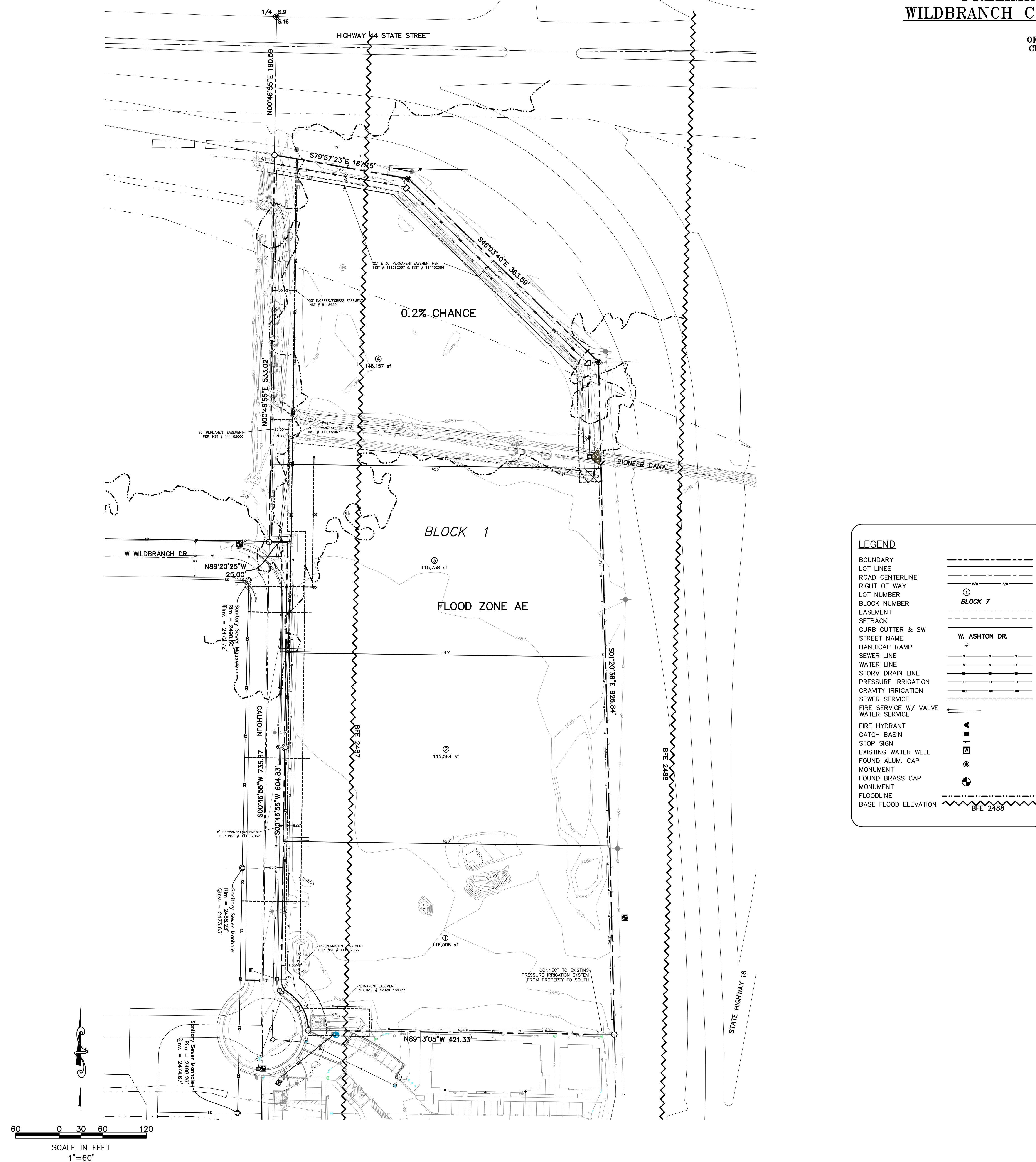
HECKED BY:
D A. BAILEY P.E.
AWN BY:

[illegible]

PRELIMINARY ENGINEERING
WILDBRANCH COMMERCIAL PARK SUBDIVISION
BARON DEVELOPMENT

TE:		
27-2025		
JECT:		
24-25		

SHEET
P-2





Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

September 10, 2025

To: Shannon Ely, via email
Baron Properties
1401 17th Street, Suite 700
Denver, CO 80202

Subject: SPP25-0004 / PP-25-04, FP-25-10
342 S Calhoun Place
Wildbranch Commercial Park Subdivision

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions as the roadway is fully improved.

The applicant will be required to pay all platting and review fees prior to final plat approval.

For any proposed driveways onto Calhoun Place, the applicant should be required to submit a driveway approach request. Driveway approach permits can be found at:

<https://hdf.achdidaho.org/forms/DrivewayApproach>

If you have any questions, please feel free to contact me at (208) 387-6391.

Sincerely,


KaraLeigh Troyer
Planner
Development Services

cc: City of Star (Shawn Nichols), via email
Bailey Engineering (Kelli Black), via email

connecting you to more



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat PP-25-04 / FP-25-10

Development Name/Section Willbranch commercial CDH File # _____

Park

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water
- ☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: _____

Date: 8/11/25



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☐ Kuna
- ☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat PP-25-02

Development Name/Section Whistling Hills CDH File # _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - ☐ high seasonal ground water
 - ☐ bedrock from original grade
 - ☐ waste flow characteristics
 - ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - ☒ central sewage
 - ☐ interim sewage
 - ☐ individual sewage
 - ☐ community sewage system
 - ☒ central water
 - ☐ individual water
 - ☐ community water well
- ☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - ☒ central sewage
 - ☐ sewage dry lines
 - ☐ community sewage system
 - ☒ central water
 - ☐ community water
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. We will require plans be submitted for a plan review for any:
 - ☐ food establishment
 - ☐ beverage establishment
 - ☐ swimming pools or spas
 - ☐ grocery store
 - ☐ child care center
- ☐ 14. _____

Reviewed By: _____

Date: 8/11/25

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time

connecting you to more

unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

connecting you to more

Communities in Motion (CIM) Development Review Checklist

Development Name: Wildbranch Commercial Park

CIM Vision Category: Future Neighborhood

Consistent with CIM Vision? YES

New Households: 0 **New Jobs:** ±250



Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

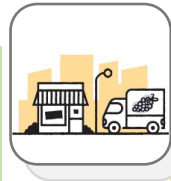
N/A

Pedestrian level of stress

N/A

Bicycle level of stress

N/A



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Please visit the Idaho Transportation Department's website for more information on the State Highway 16 project. <https://itdprojects.idaho.gov/pages/sh-16construction>

Who we are: The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with [Communities in Motion](#), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.

Sent: 9/12/25



<https://compassidaho.org/>



info@compassidaho.org



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:

N/A

Primary Use:

Secondary Use:

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



City



County



Highway District



School District

Breakeven point across all agencies: Does not break even

Disclaimer: *This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:*

<https://compassidaho.org/fiscal-impact-tool/>

Short-Term Funded Capital Projects

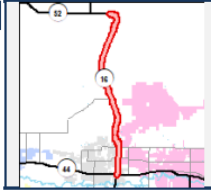
SH-16, SH-44 to Junction SH-52, Ada and Gem Counties

Regionally Significant: ☒ ☒ Inflated **TIP Achievement:**
 Key #: 23175 System Performance
 Requesting Agency: ITD NHS-LOTTR

Project Year: 2028
 Total Previous Allocations: \$3,000
 Total Programmed Budget: \$35,678
 Total Cost (Prev. + Prog.): \$38,678

Project Description

Provide environmental clearance to the State Highway 16 corridor from State Highway 44 in Ada County to the junction of State Highway 52 in the City of Emmett in Gem County. Work includes designing the first segment of State Highway 16 from State Highway 44 to Beacon Light Road in Ada County and purchasing necessary right-of-way. (40% Canyon County and 60% Gem County).



Funding Source		Program						Local Match		7.34%
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2025	250	2,000	0	0	0	0	2,250	2,085	165	
2028	0	0	0	0	0	33,428	33,428	30,974	2,454	
Fund Totals:	250	2,000	0	0	0	33,428	35,678	33,059	2,619	

SH-16 and SH-44 Interchange, Star

Regionally Significant: ☒ ☒ Inflated **TIP Achievement:**
 Key #: 23958 System Performance
 Requesting Agency: ITD NHS-LOTTR

Project Year: 2025-2026
 Total Previous Allocations: \$0
 Total Programmed Budget: \$65,535
 Total Cost (Prev. + Prog.): \$65,535

Project Description

Construct a new full interchange at State Highway 16 and State Highway 44 in the City of Star.



Funding Source		Program						Local Match		100.00%
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2025	0	0	0	0	2,742	0	2,742	0	2,742	
2026	0	0	0	0	1,385	0	1,385	0	1,385	
Fund Totals:	0	0	0	0	4,127	0	4,127	0	4,127	

Funding Source		Program						Local Match		7.34%
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2026	0	0	0	0	714	12,694	13,408	12,424	984	
Fund Totals:	0	0	0	0	714	12,694	13,408	12,424	984	

Funding Source		Program						Local Match		100.00%
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2025	0	0	0	0	2,000	46,000	48,000	0	48,000	
Fund Totals:	0	0	0	0	2,000	46,000	48,000	0	48,000	

Funding Source		Program						Local Match		100.00%
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2025	0	0	0	0	1,858	12,445	14,303	0	14,303	
2026	0	0	0	0	-1,858	-12,445	-14,303	0	-14,303	
Fund Totals:	0	0	0	0	0	0	0	0	0	

Source: The COMPASS Transportation Improvement Program (TIP). The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:

<https://compassidaho.org/transportation-improvement-program/>



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

August 5, 2025

Shawn Nickel
Planning Director & Zoning Administrator
City of Star Planning & Zoning
PO Box 130
Star, Idaho 83669

VIA EMAIL

Development Application	PP-25-04; FP-25-10
Project Name	Wildbranch Commercial Park Subdivision
Project Location	SWC of SH-44 & SH-16; Approx MP 12.8 right
Project Description	4 lot Commercial Development
Applicant	Megan Winter & Joseph Smith; Knife River Corp. – Mountain West

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. The application does not include anticipated traffic volumes or trip generation. This data is necessary to evaluate potential impacts to SH-44.
3. Specific land uses for the commercial lots are not identified, the projected traffic impacts remain uncertain. Different uses could generate significantly different traffic volumes and patterns.
4. Without Traffic Generation & Distribution data, ITD cannot determine whether mitigation may be warranted to maintain safe and efficient highway operations. ITD requests that TG&D analysis be submitted for review. This data will allow ITD to more accurately evaluate the proposed development and determine whether any mitigation may be necessary. ITD reserves the right to comment further following a review of the requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: October 1, 2025

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief  Star Fire Protection District
Victor Islas, Deputy Chief

PROJECT: Wildbranch Commercial Park Subdivision

The Star Fire Protection District has reviewed the agency noticed provided by the City of Star for the Wildbranch Commercial Park Subdivision Preliminary Plat and Final Plat comments are as follows.

The Applicant is requesting approval of a Preliminary and Final Plat (PP-25-04/FP-25-10) for a proposed commercial subdivision consisting of 4 lots. The property is located at 342 S. Calhoun Place in Star, Ada County, Idaho, and consists of 11.38 acres.

This development will be serviced by Station 51 located at 11665 W State St., Star, ID 83669. Station 51 is 2.0 miles from the development entrance with an estimated 6 - minute travel time under normal driving conditions.

Future Coverage – The development will be serviced by Station 55 located at 9415 W Floating Feather Rd., Star, ID. Once funding is obtained for staffing. Station 55 is 1.7 miles from the development entrance with an estimated 4- minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits outside of the Fire District service level expectations when resources are available. Once funding for staffing of future station 55 is obtained. This development will be within the Fire District level of service expectation goal of 5 minutes.

The Star Fire Protection District does not oppose the applications subject to compliance with all the following code requirements and conditions of approval.

CONDITIONS OF APPROVAL:

1. Codes

- 1.1. This development shall comply with the International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- 1.2. The IFC code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

2. Fire Apparatus Access

- 2.1. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- 2.2. Access, parking and circulation will be required to meet the intent of the code and will be reviewed during construction permitting.



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

3. Water Supply

- 3.1. Fire hydrants, capable of producing the required fire flow, shall be located along approved the development.
 - 3.1.1. This development will be serviced by the Star Sewer and Water District (SSWD).
 - 3.1.2. Installation of hydrants for the purpose of fire fighting operations shall follow the SSWD standards.
- 3.2. Water supply requirements shall meet the intent of the code and will be reviewed during construction permitting.

4. Additional Comments

- 4.1. Before building permits are issued by the City of Star a Fire Code review by the Fire Marshals Office shall take place for code compliance.
 - 4.1.1. It shall be the applicant's responsibility to apply for all reviews and permits.
- 4.2. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



October 1, 2025

Shawn Nickel
City of Star
PO Box 130
Star, ID 83669

Re: **Wildbranch Commercial Park
Preliminary Plat**

Dear Mr. Nickel

The District has reviewed the Wildbranch Commercial preliminary plat documents provided to the District from the City of Star. The District has met with the Developer, and the property has already been annexed into the District. We have no issues with the proposed Preliminary Plat and have capacity to serve the proposed project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
District Engineer