



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: June 17 17, 2025 – PUBLIC HEARING
FILE(S) #: CUP-25-02 – Clear Skies Therapy Center

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Jessican Petty
12.15 Design, LLC
2816 Buckle Down Circle
Iowa City, Iowa 52245

Owner:

Melissa Kohler
13477 W. Bluebonnet Drive
Boise, Idaho 83713

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit for a proposed Multiple Use Building consisting of commercial and residential. The property is located at 211 S. Main Street in Star, Ada County, Idaho.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of S. Main Street, south of W. State Street. Ada County Parcel No. R4239263040.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 31, 2024
Neighborhood Meeting Held	November 20, 2024
Application Submitted & Fees Paid	April 21, 2024/April 30, 2024
Application Accepted	May 20, 2025
Residents within 300' Notified	May 29, 2025

Agencies Notified
Legal Notice Published
Property Posted

May 20, 2025
May 31, 2025
Pending

HISTORY

There have been no previous requests through the City for development of this property.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.

2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.

3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.

4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing of the use.

3. Control the duration of the use.

4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the location and nature of the use and the property development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

E. Findings: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	CBD
Multi-Use Building	C

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
CBD	35'	0'	0'	0' ⁴	0'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Boarding houses, lodging houses, dormitories and fraternity houses which have sleeping rooms	1 for each sleeping room or 1 for each occupant, whichever number is greater
Offices, business and professional	1 per 250 square feet of gross floor area

8-5-24: MULTIPLE USE BUILDING:

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.
2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.
3. All Fire District requirements, including fire suppression, addressing and access shall be met.
4. A sign permit shall be required for any commercial signage.
5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

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 big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas:

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.

- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- 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.

- #### 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

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 3,388 square feet, two story, mixed-use building. The main level will include five professional offices that provide privacy for counseling and mental health services. A sixth room will serve as a breakout room to be used as needed by the therapists. The second story will have three furnished bedrooms and a shared living space. The intent of the upper level is to provide housing for traveling nurses working in the facility of the local area. The property is currently zoned Central Business District (CBD). The Unified Development Code, Section 8-3A-3 requires all mixed-use developments/buildings to be approved through a Conditional Use Permit.

Section 8-4B-3 requires one parking space for each bedroom and one parking space for every 250 square feet of gross space for office, business or professional uses. The proposed building (residential and commercial) would require 10 parking spaces. The Applicant is proposing 11 external spots, 1 of which will be ADA accessible. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing to install an EV charging station and will have a bicycle rack on the southwest corner of the building.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken off South Main Street on the north of the property via a private drive aisle.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out 15 feet for the drive aisle. As this is not aligned with code, the proposed width of the drive aisle will require approval from the Fire District.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial setbacks. A 15' setback is required from the north property line when adjacent to a residential use. This setback has been provided.

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. **The Applicant has provided a landscape plan with this application. It appears the plan shows street trees along Main Street that meet this requirement.**

The applicant has provided exterior elevations and color renderings that will need to be reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for approval.

The Applicant will use residential garbage cans and not a dumpster. Given the use of the facility, staff is supportive of this approach.

The Applicant has indicated lighting on the site plan. All lighting will need to be submitted and reviewed as part of the Design Review/CZC process. Staff recommends low lighting within the parking and access areas to avoid light pollution to surrounding neighbors.

The Applicant will be responsible for constructing 5-foot-wide, a detached sidewalk along South Main Street for the entirety of their property frontage.

The neighboring northern property owner has requested fencing be installed along the property line to protect their residential use. Staff is supportive of this request and recommends that the applicant install a 6' solid vinyl fence along the northern boundary of the property to help with light trespass and noise from cars for the residential neighbor.

AGENCY RESPONSES

Star City Engineer	May 27, 2025
Republic Services	May 20, 2025
Star Sewer & Water District	May 27, 2025

PUBLIC RESPONSES

Email from 163 S. Main Street Neighbor	June 3, 2025
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STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit, with recommended conditions of approval, meets the requirements, standards and intent for development as they relate to the Unified Development Code and 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 or revised 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.

Staff Recommends the Following Conditions of Approval:

- 1. The Applicant shall provide a solid, 6' vinyl fence along the northern property line. Please coordinate with Staff on exact style and location. A revised landscape plan shall be submitted with the CZC and Design Review application showing the fence detail.**
- 2. The Applicant shall submit a Certificate of Zoning Compliance and Design Review applicant for review and approval prior to submittal of building permits.**

FINDINGS

CONDITIONAL USE PERMIT FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to submittal of a building permit, the applicant shall submit a certificate of zoning compliance and design review application for review and approval, meeting the standards of compliance with the Architectural Design Guidelines.**
3. **The Applicant shall install a solid fence along the northern boundary of the property to prevent light trespass. The applicant shall submit a revised landscape plan with the certificate of zoning compliance and design review application showing fencing detail along the northern property line for review and approval by Staff.**
4. **The Applicant shall provide a detailed site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.**

5. **The Applicant shall submit a Floodplain Development Application for approval to the City Engineer prior to any site work commencing. The Applicant shall abide by all requirements for compliance with building in the floodplain.**
6. 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.
7. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
8. 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 occupancy 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 any construction.**
9. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
10. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
11. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
12. A Certificate of Zoning Compliance will be required prior to the start of construction.
13. Any additional Condition of Approval as required by Staff and City Council.
14. Any Conditions of Approval as required by Star Fire Protection District.
15. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.
16. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number CU-25-02 for Clear Skies Therapy Center
on _____, 2025.

Project Narrative

Project Narrative – Clear Skies Therapy Center

Clear Skies Therapy Center is a thoughtfully designed two-story, 3,388-square-foot facility located in the growing community of Star, Idaho. The project integrates both therapeutic services and residential accommodations to support the wellness of the broader community while also providing practical housing solutions for healthcare professionals.

Ground Level – Therapy Center

The main level of the building houses the primary functions of the therapy center. It includes five private therapy offices designed to support a range of counseling and mental health services. In addition, a sixth flexible office space doubles as a breakout room, allowing therapists to adapt the space for play therapy, group sessions, or other modalities as needed. The floor plan promotes a calm and welcoming atmosphere for clients with careful attention to privacy, acoustic control, and natural light.

Upper Level – Nurse Residences

The second story includes three furnished bedrooms and a shared living area, designed to serve as a comfortable residence for travel nurses. This thoughtful blend of therapeutic services and healthcare housing promotes a holistic approach to community wellness—supporting local mental health needs while also providing much-needed short-term housing for traveling healthcare workers.

Exterior Design and Site Features

The building's exterior reflects the name and ethos of Clear Skies Therapy. A palette of pale blue smooth Hardie panels evokes tranquility and optimism, while natural-color pinewood lap siding accents add warmth and a residential touch. Copper-toned standing seam metal accent roofs offer visual interest and a nod to modern craftsmanship.

Behind the building, a pergola structure shelters designated parking stalls reserved for the resident nurses, offering protection and a sense of permanence to the temporary dwellers. The site is fully landscaped with plantings selected to complement the architecture and provide a homey, comfortable setting. Careful consideration was given to integrating the building within the context of Star's growing commercial district, maintaining harmony with surrounding developments while creating a distinct, identity-driven presence.

A handwritten signature in dark ink, reading "Jessica Petty". The signature is fluid and cursive, with the first name "Jessica" and last name "Petty" clearly legible.

Jessica Petty, Owner

Licensed Architect

12.15 Design, LLC

jessica@1215design.com

208-867-0294



CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: CU-25-02
Date Application Received: 4/21/2025 Fee Paid: \$2756.73
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☒

Applicant Name: Jessica Petty
Applicant Address: 2816 Buckle Down Circle, Iowa City IA Zip: 52245
Phone: 208-867-0294 Email: jessica@1215design.com

Owner Name: Melissa Kohler
Owner Address: 13477 W. Bluebonnet Drive, Boise ID Zip: 83713
Phone: 208-616-5126 Email: melissak@clearskiestcl.com

Representative (e.g., architect, engineer, developer):

Contact: Jessica Petty Firm Name: 12.15 Design, LLC
Address: 2816 Buckle Down Circle, Iowa City IA Zip: 52245
Phone: 208-867-0294 Email: jessica@1215design.com

Property Information:

Site Address: 211 S. Main Street Parcel Number: R4239263040
Requested Condition(s) for Conditional Use: Multi-Use Building - Business Occupancy on main level
R-3 on Upper Level

	Zoning Designation	Comp Plan Designation
Existing	CBD	
Proposed	CBD	
North of site	R-8	
South of site	CBD	
East of site	R-8	
West of site	CBD	

Site Data:

Total Acreage of Site: .17

Proposed Percentage of Site Devoted to Bldg Coverage: 23.6%

Proposed Percentage of Site Devoted to Landscaping: 4.2%

Number of Parking spaces: Proposed 10 Required 10

Requested Front Setback: 0 Requested Rear Setback: 0

Requested Side Setback: 0 Requested Side Setback: 0

Requested Side Setback: 0

Existing Site Characteristics: _____

Number and Uses of Proposed Buildings: 1

Location of Buildings: SE corner of lot

Gross Floor Area of Proposed Buildings: 3388 sqft

Describe Proposed On and Off-Site Traffic Circulation: Ingress/egress from Main Street

Proposed Signs – number, type, location: _____

(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):

Potable Water - _____

Irrigation Water - _____

Sanitary Sewer - _____

Schools - _____

Fire Protection - _____

Roads - _____

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: Clear Skies Therapy Phase: 1

Special Flood Hazard Area: total acreage .17 number of homes/structures

1

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001c0130J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
Base Flood Elevation(s): AE 2470.0 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.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
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 Conditional Use Application	BN
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.	BN
x	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	BN
x	Legal description of the property (word.doc and electronic version with engineer's seal):	
x	Copy of recorded warranty deed.	
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.	BN
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.	BN
x	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
x	Vicinity map showing the location of the subject property	BN
x	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
x	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
x	Building elevations showing construction materials	BN
x	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	BN
x	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.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
x	• Date, scale, north arrow, and project name	
x	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
x	• Existing boundaries, property lines, and dimensions of the lot	
x	• Relationship to adjacent properties, streets, and private lanes	
x	• Easements and right-of-way lines on or adjacent to the lot	
x	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
x	• Building locations(s) (including dimensions to property lines)	
x	• Parking and loading areas (dimensioned)	
x	• Traffic access drives and traffic circulation (dimensioned)	

x	• Open/common spaces	
x	• Refuse and service areas	
x	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
x	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	BN
x	• Date, scale, north arrow, and project name	
x	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
x	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
x	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
x	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
x	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
x	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
x	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
x	• Proposed screening structures	
x	• Design drawings(s) of all fencing proposed	
x	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➤ Number of street trees and lineal feet of street frontage ➤ Width of street buffers (exclusive of right-of-way) ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

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.**

05.05.2025

211 S. MAIN STREET, STAR, IDAHO



1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER REMOVAL TECHNIQUES AND DISPOSAL OF DEBRIS. ANY CLEARING WORK SHALL BE COORDINATED WITH ALL AFFECTED UTILITY COMPANIES AND SHALL CONFORM WITH CITY, COUNTY, AND STATE CODES FOR DISPOSAL OF DEBRIS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, IDENTIFYING AND PROTECTING ANY UTILITIES THAT ARE TO REMAIN FROM DAMAGE. ANY UTILITY LINES THAT ARE IDENTIFIED BY THE LOCAL UTILITY COMPANIES AS ACCEPTABLE FOR REMOVAL SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE UTILITY COMPANY AFFECTED.
3. ALL NEW PLUMBING, GAS, MECHANICAL AND ELECTRICAL SERVICES INTO THE NEW CONSTRUCTION AREAS SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
4. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PLANS AND CURRENT INTERNATIONAL RESIDENTIAL CODE.
5. VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AND ELEVATION PRIOR TO STARTING WORK. NOTIFY DESIGNER OF ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH WORK.
6. DIMENSIONS SHOWN DO NOT INCLUDE THE THICKNESS OF ANY APPLIED FINISH MATERIALS. DIMENSIONS ARE EITHER TO FACE OF STUD, FACE OF MASONRY, OR CENTERLINE OF OPENINGS OR STRUCTURE.

1. EXTERIOR WALLS 2x6, INTERIOR WALLS 2x4 UNLESS NOTED. DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
2. FIELD VERIFY ALL DIMENSIONS.
3. VERIFY ALL WINDOW AND DOOR HEADER HEIGHTS WITH GENERAL CONTRACTOR.
4. WINDOW AND DOOR HEADERS TO BE 4x8 DF w/ 2x6 TOP AND BOTTOM PLATES UNDER 5'-0" SPAN. USE 4x10 W/ 2x6 TOP AND BOTTOM PLATE AS HEADERS UP TO 7'-0" SPAN W/ DOUBLE CRIPPLES. ALL LARGER SPAN HEADERS WILL BE CALLED OUT ON PLAN.
5. SHEAR PANELS ARE TO BE 7/16" OSB SHEATHING W/ MIN. 6d NAILS OR MIN 1 3/4" GAUGE STAPLES 12 o.c. FIELD NAILING AND 3" PERIMETER NAILING. SEE FOUNDATION PLAN FOR STD14 STRAP LOCATIONS.
6. ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS MANUFACTURER LAYOUTS AND SPECIFICATIONS FOR INSTALLATION.
7. USE TEMPERED GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWER & BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 48" OF A VERTICAL EDGE OF AN ACTIVE DOOR AND FIXED PANELS GREATER THAN 9 SQ FT WITH THE LOWEST EDGE LESS THAN 18" ABOVE FLOOR.
8. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS - BOTH VERTICAL AND HORIZONTAL - AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY & THE ROOF SPACE.
9. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS UNSUABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT.
10. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE TO NFPA 10 AND IBC SECTION 906.

2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL EXISTING BUILDING CODE	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2018 INTERNATIONAL FUEL GAS CODE	
OCCUPANCY TYPE	MIXED-USE: B & R-3
SEISMIC ZONE	C
ZONING	CENTRAL BUSINESS DISTRICT (CBD)
BUILDING CONSTRUCTION	V-B
AREA OF NEW CONSTRUCTION	1748 MAIN LEVEL 1640 SECOND LEVEL <u>3388 SQFT TOTAL</u>
OCCUPANT LOAD: EXITING & EGRESS:	25 - SEE EGRESS PLAN 2 REQUIRED; 2 PROVIDED
FIRE SUPPRESSION SYSTEM:	YES

SHEET	NAME
A0.1	COMMERCIAL COVER
A1.0	ENERGY REPORT & SITE PLAN
A2.0	LANDSCAPE PLAN
A2.1	MAIN FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	EGRESS PLANS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.1	ROOF PLAN
A6.1	SECTIONS & SCHEDULES

CLEAR SKIES THERAPY CENTER
211 S. MAIN STREET, STAR, IDAHO


211 S. MAIN STREET, STAR, IDAHO

COMMERCIAL COVER

12.15 Design, LLC

BUILDING MATERIALS

ARCHITECT STAMP

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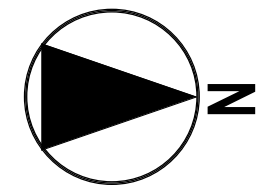
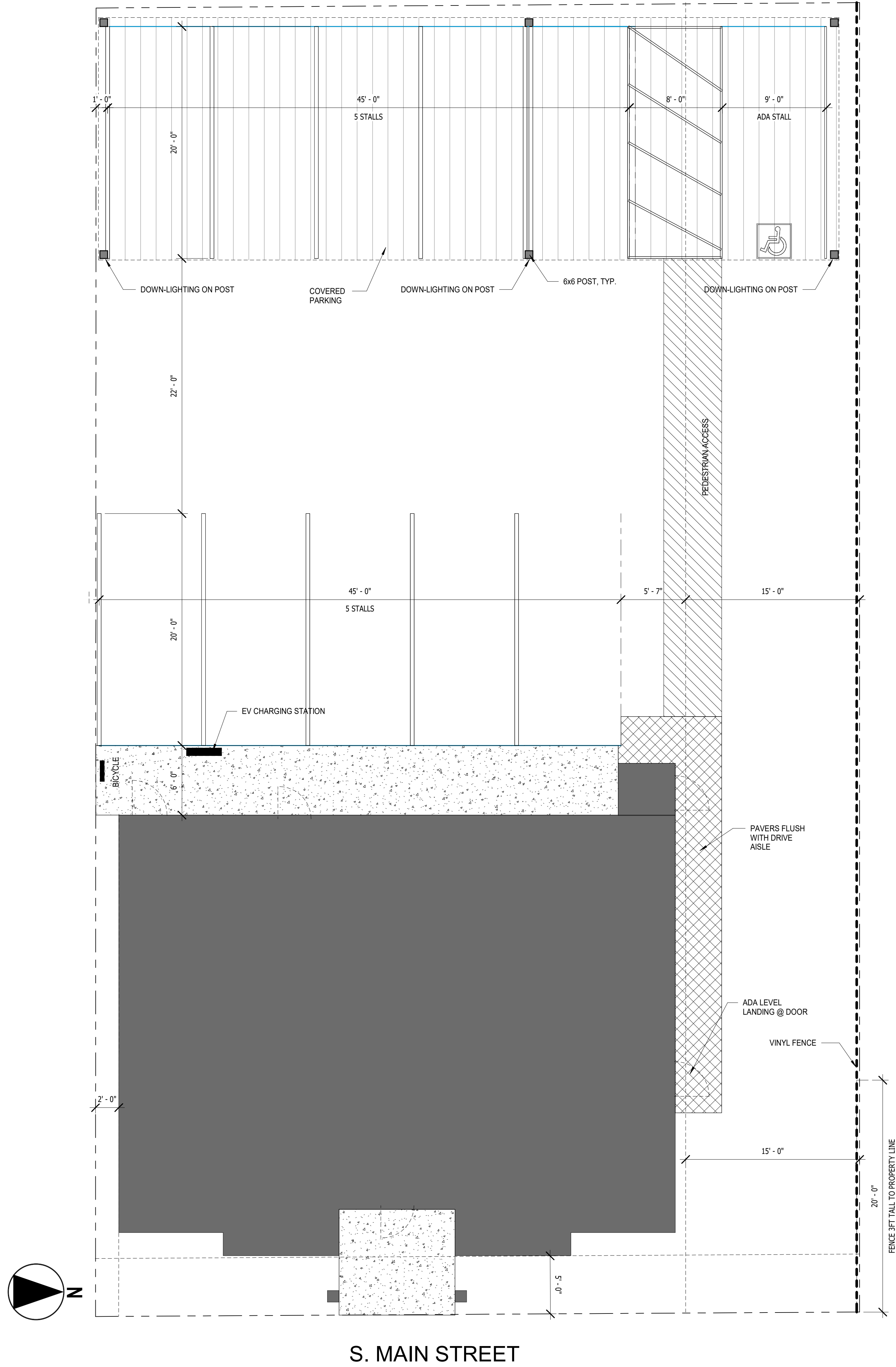
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BY NO.	

SHEET NUMBER

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04.15.2025



1 SITE PLAN
3/16" = 1'-0"

PARKING REQUIREMENTS:	
1 STALL/ SLEEPING ROOM =	3 STALLS (COVERED)
1 STALL/ 250 SQFT (1748/250)=	7 STALLS
1 HANDICAP STALL FOR FIRST 25 STALLS =	1 HANDICAP STALL
BICYCLE STALLS = 1/25 PARKING SPACES	1 BICYCLE RACK

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)							
TABLE CR402.1.3 INSULATION & FENESTRATION REQUIREMENT							
CLIMATE ZONE	FENESTRATION U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT/CRAWL SPACE R-VALUE	SLAB R-VALUE & DEPTH
5	0.32	R-49	R-20	R-11.4 CONT.	30	15/19	R-10; 2FT

Jessica Petty - Architect

Jessica Petty

06.21.2018

12.15 Design, LLC

Building, Transforming, Planning

ARCHITECT STAMP

CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

ENERGY REPORT & SITE PLAN


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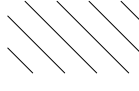
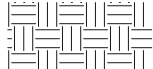
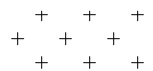
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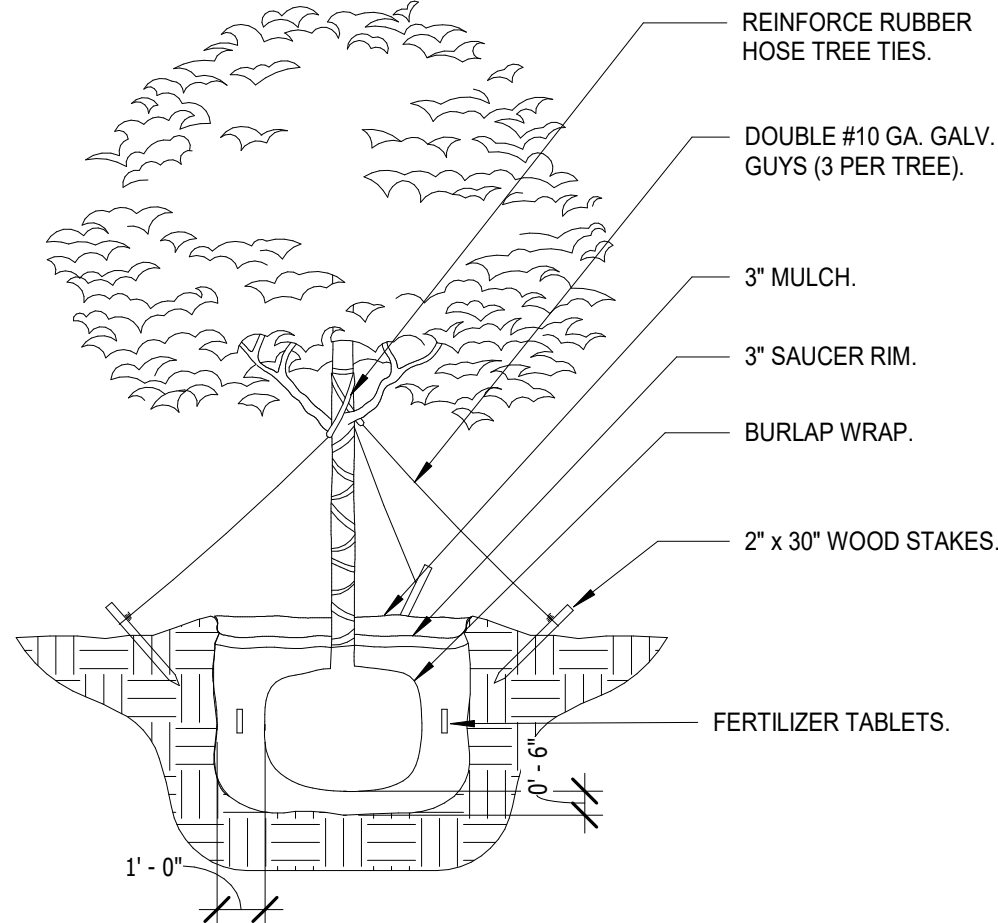
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PLANT SCHEDULE					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	1	JAPANESE MAPLE	ACER PALMATUM	2" CAL B&B	10' X 3'W
	1	SNOW QUEEN OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	5 GAL	1' X 2'W
	6	WINTER GEM JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL	3' X 3'W
	2	HIDCOTE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	2 GAL	2' X 3'W
	4	RED CREEPING THYME	THYMUS PRAECOX ARCTICUS 'COCCINEUS'	1 GAL	6" X 1.5'W
	6	KARL FOSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL	3' X 5'H
	4	KELSEY'S DWARF RED TWIG DOGWOOD	CORNUS SERICEA 'KELSEY'	2 GAL	2.5' X 2.5'W

-  NATIVE LANDSCAPE TO REMAIN
-  DRYLAND SEED MIX OVER APPROVED TOPSOIL
-  3" DEPTH OF 2" MINUS CRUSHED BASALT ROCKS OVER WEED FABRIC

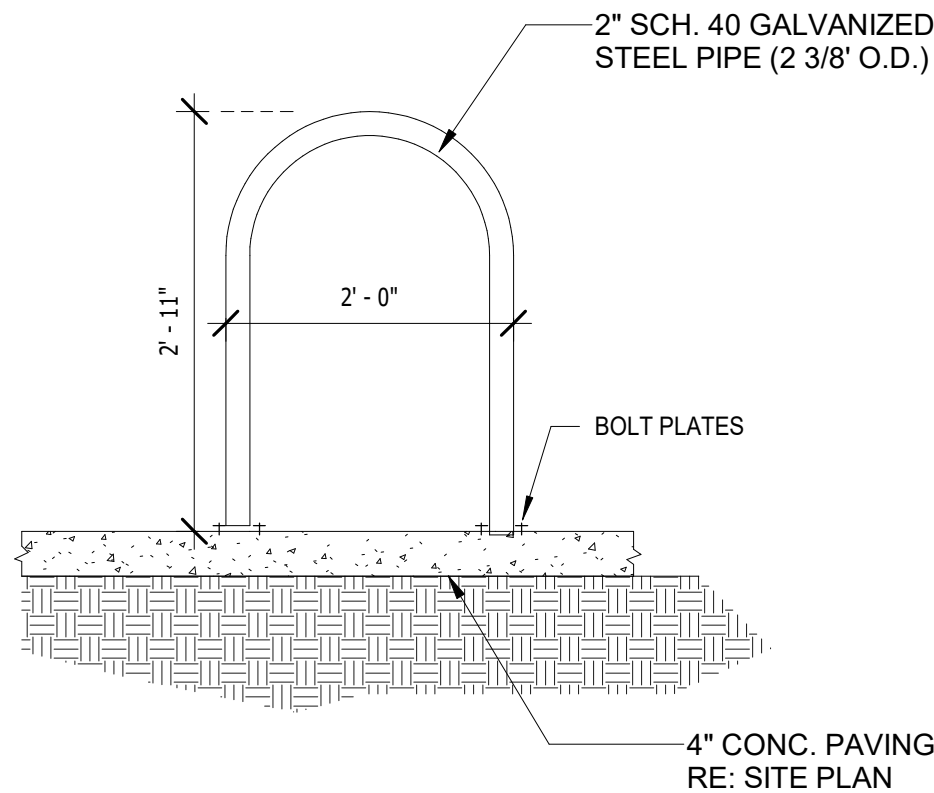


TYPICAL TREE AND SHRUB PLANTING NOTES:

- ALL TREES TO BE BALLED AND BURLAPPED. SEE DETAIL THIS SHEET TREE STAKING.
- 2" MINIMUM OF REGULAR GRIND SOIL AID TO BE PLACED ON SHRUB PLANTING AREAS.
- PROVIDE AND INSTALL (3) 2 x 2 STAKES EVENLY SPACED AT EACH TREE. TIE ALL STAKES WITH COTTON WEBBING OR OTHER APPROVED METHOD.
- PROVIDE AND INSTALL BACKFILL MIX FOR ALL PLANTS. USE 1/2 APPROVED PLANTING MIX AND 1/2 EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
- EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
- FINISH GRADE TOP SOIL TO A UNIFORM AND SMOOTH SURFACE. REMOVE ALL ROCKS AND FOREIGN MATERIAL 1" AND LARGER PRIOR TO LAYING SOD
- PROVIDE AND INSTALL ONE APPLICATION OF APPROVED PLANTING TABLETS FOR ALL PLANTS. PROVIDE AND INSTALL ONE INITIAL APPLICATION OF STARTER FERTILIZER FOR SOD AREAS. ALL FERTILIZERS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION AND APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- ALL PLANTS AND LAWN SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON AFTER COMPLETION OF CONTRACT AND FINAL ACCEPTANCE.
- NEW LANDSCAPE AREAS TO BE PROVIDED WITH FULLY AUTOMATIC SPRINKLER SYSTEMS.

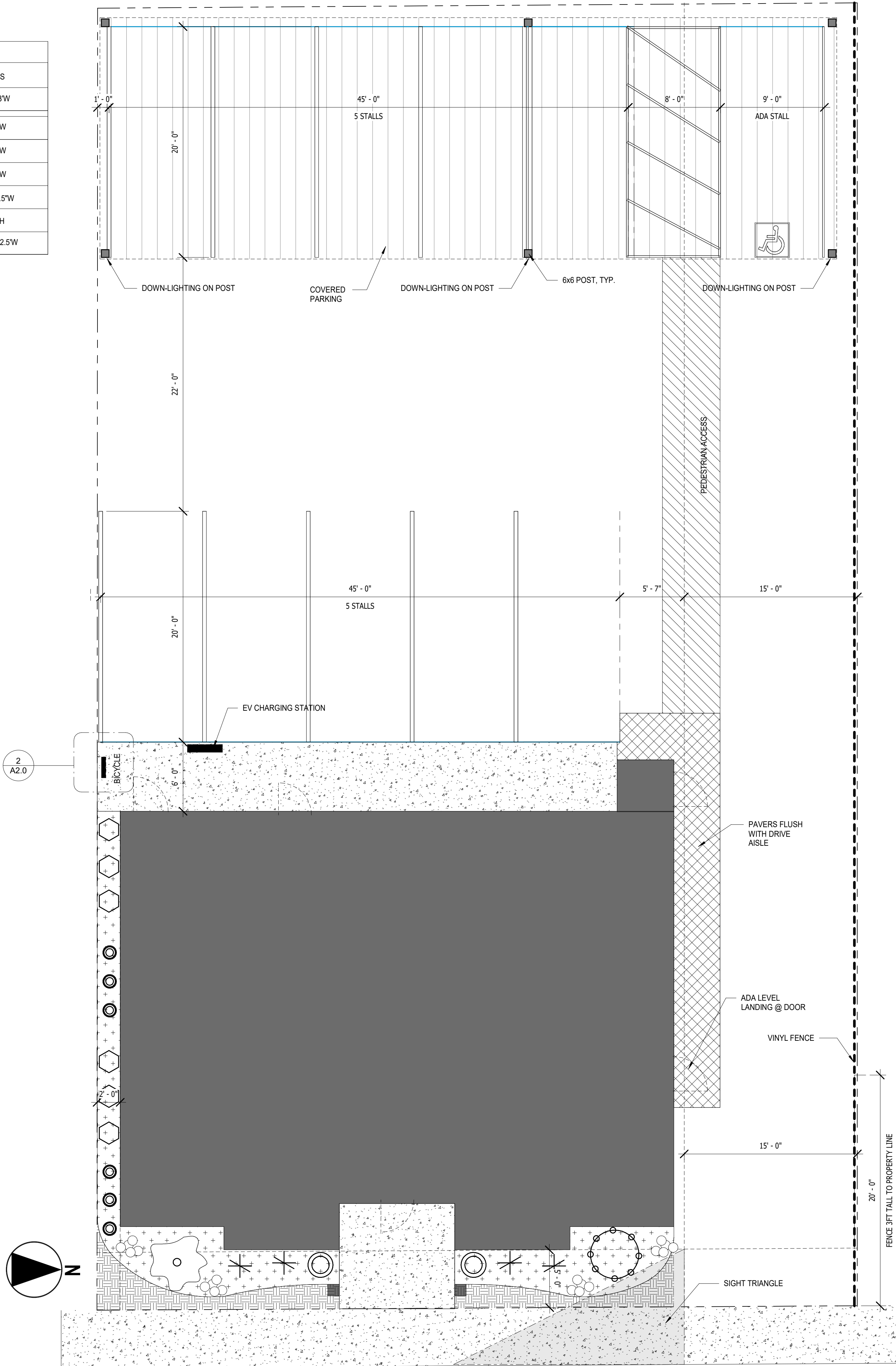
4 TREE PLANTING

1/4" = 1'-0"



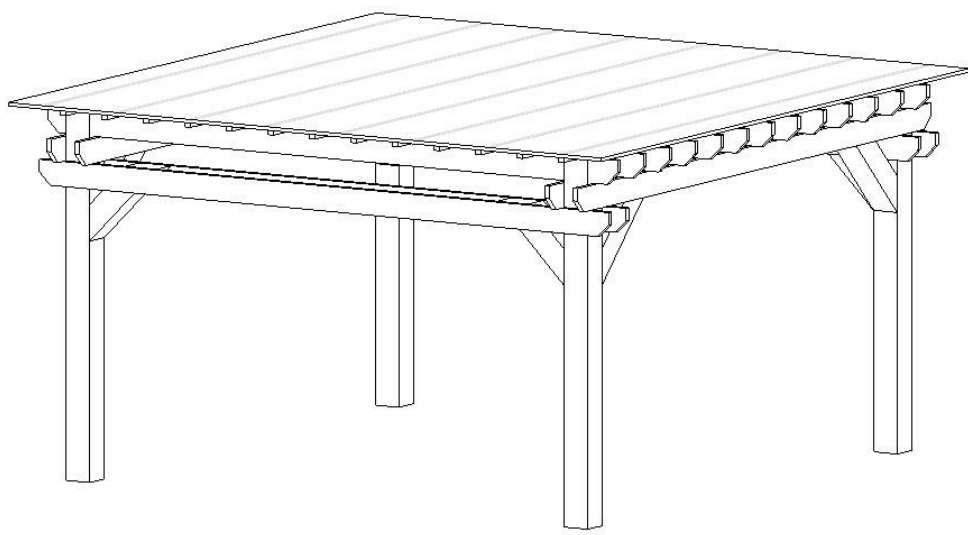
2 BIKE RACK DETAIL

3/4" = 1'-0"



1 LANDSCAPE PLAN

3/16" = 1'-0"



3 COVERED PARKING PERGOLA

1/2" = 1'-0"

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DATE	
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JOB NO.	
SHEET NUMBER	

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CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

LANDSCAPE PLAN

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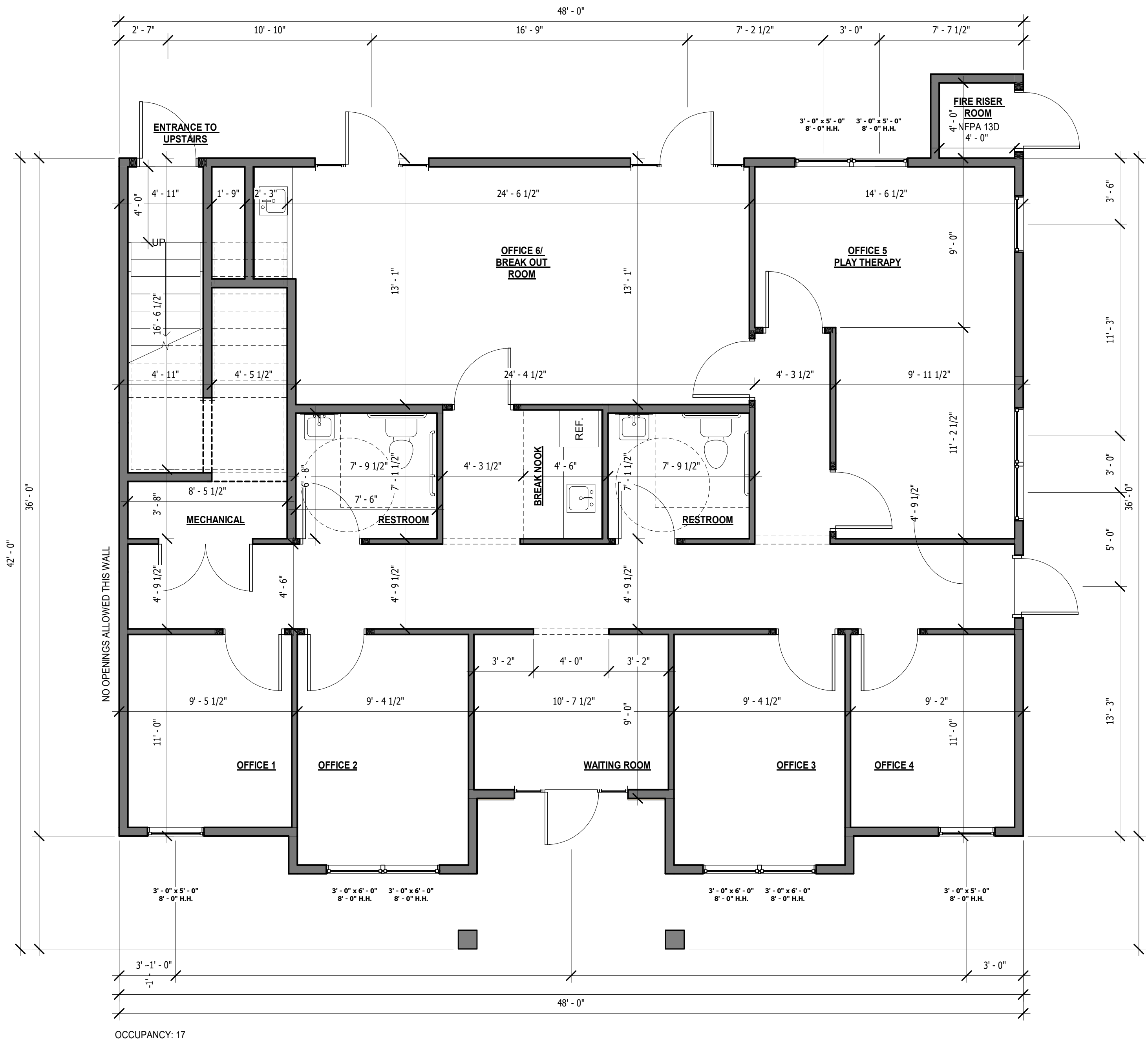
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OCCUPANCY: 17

② 1 - MAIN FLOOR
1/4" = 1'-0"

GENERAL NOTES:

1. EXTERIOR WALLS 2x6, INTERIOR WALLS 2x4 UNLESS NOTED. DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
2. FIELD VERIFY ALL DIMENSIONS.
3. VERIFY ALL WINDOW AND DOOR HEADER HEIGHTS WITH GENERAL CONTRACTOR.
4. WINDOW AND DOOR HEADERS TO BE 4x8 DF w/ 2x6 TOP AND BOTTOM PLATES UNDER 5'-0" SPAN. USE 4x10 w/ 2x6 TOP AND BOTTOM PLATE AS HEADERS UP TO 7'-0" SPAN w/ DOUBLE CRIPPLES. ALL LARGER SPAN HEADERS WILL BE CALLED OUT ON PLAN.
5. SHEAR PANELS ARE TO BE 7/16" OSB SHEATHING w/ MIN. 6d NAILS OR MIN 1 3/4" GAUGE STAPLES 12 o.c. FIELD NAILING AND 3" PERIMETER NAILING. SEE FOUNDATION PLAN FOR STD14 STRAP LOCATIONS.
6. ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES. SEE TRUSS MANUFACTURER LAYOUTS AND SPECIFICATIONS FOR INSTALLATION.
7. USE TEMPERED GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWER & BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 48" OF A VERTICAL EDGE OF AN ACTIVE DOOR AND FIXED PANELS GREATER THAN 9 SQ FT WITH THE LOWEST EDGE LESS THAN 18" ABOVE FLOOR.
8. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS - BOTH VERTICAL AND HORIZONTAL - AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY & THE ROOF SPACE.
9. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS UNUSABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT.
10. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE TO NFPA 10 AND IBC SECTION 906.

CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

MAIN FLOOR PLAN

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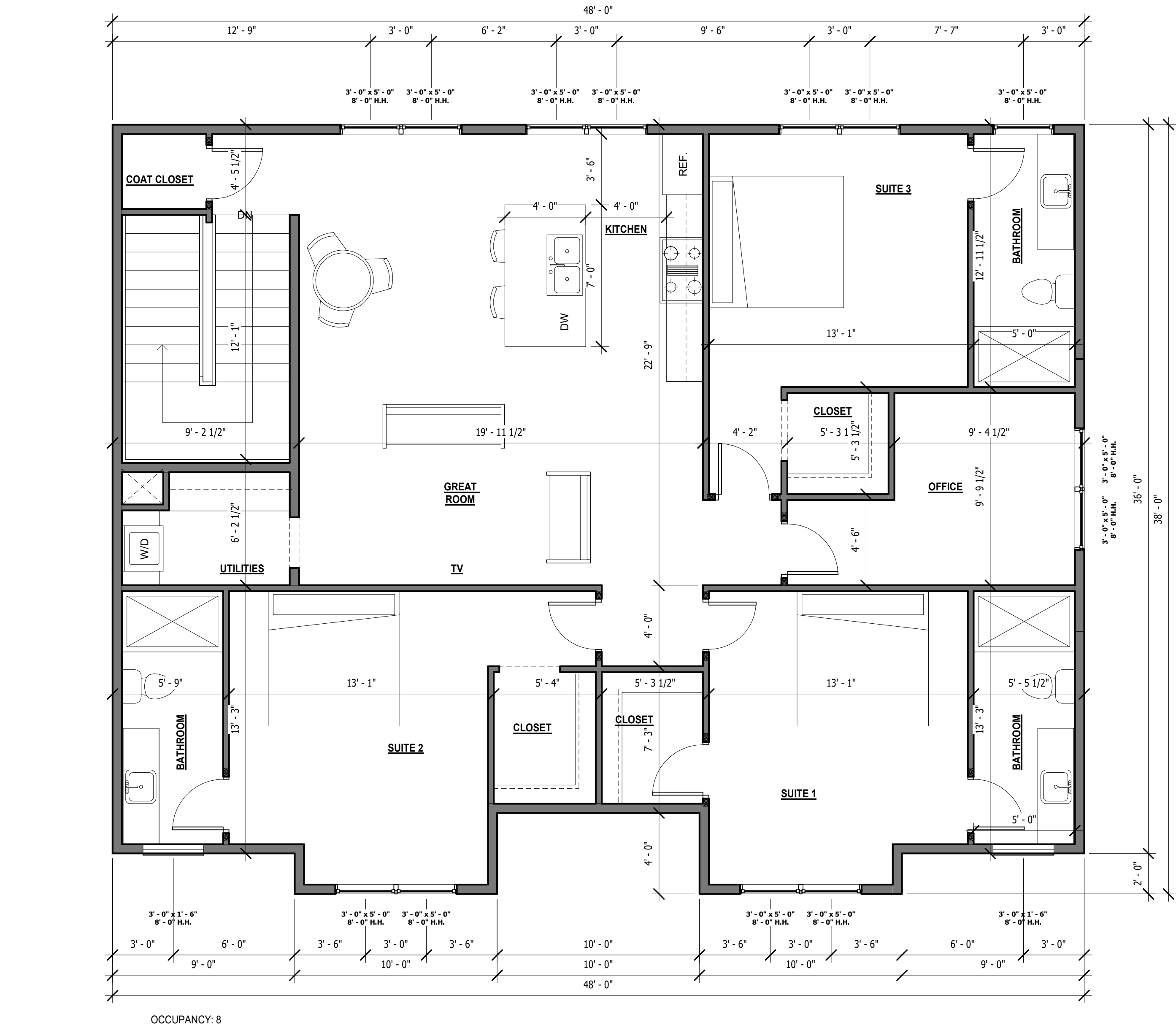
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1 2 - SECOND FLOOR
1/4" = 1'-0"

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SECOND FLOOR PLAN

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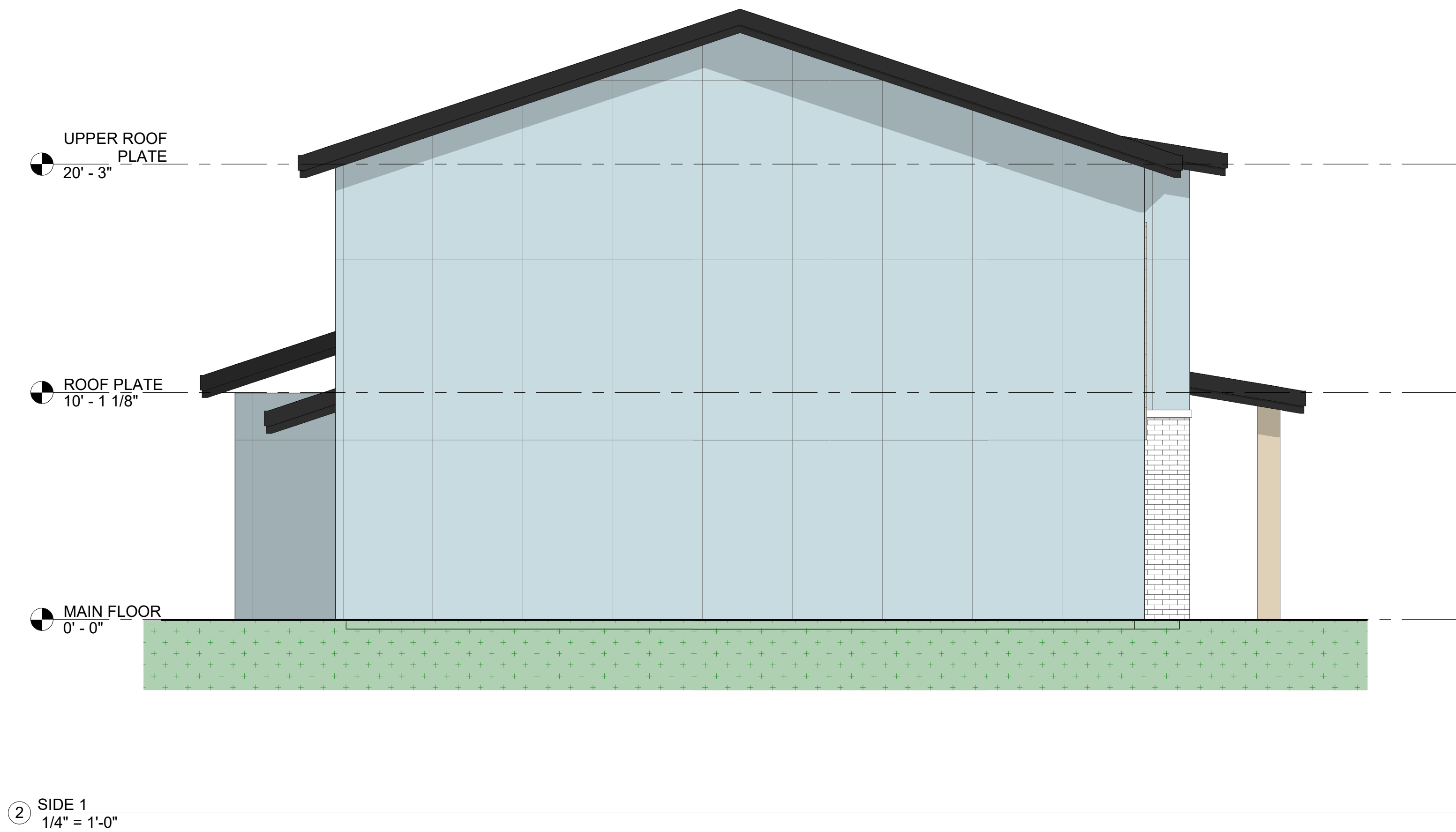
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04.15.2025



ELEVATION NOTES:

1. ALL ROOF COVERINGS SHALL CONFORM TO THE IRC, AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. FLASHING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS, DECKS, CHIMNEYS, AND ALL ROOF PENETRATIONS PER CODE.
3. PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH IRC SECTION 806.2 SPECIFICATIONS, OR IBC SECTION 1201 SPECIFICATIONS
4. 50% OF REQUIRED VENTILATION TO BE PROVIDED 3'-0" ABOVE THE EAVES. THE REMAINDER OF VENTILATION IS TO BE PROVIDED BY SOFFIT VENTS IN THE EAVES.
5. PROVIDE ATTIC VENTS ON REAR FACE OF ROOF WHEN POSSIBLE.

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CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

ELEVATIONS

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04.15.2025



- ELEVATION NOTES:**
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CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

ELEVATIONS

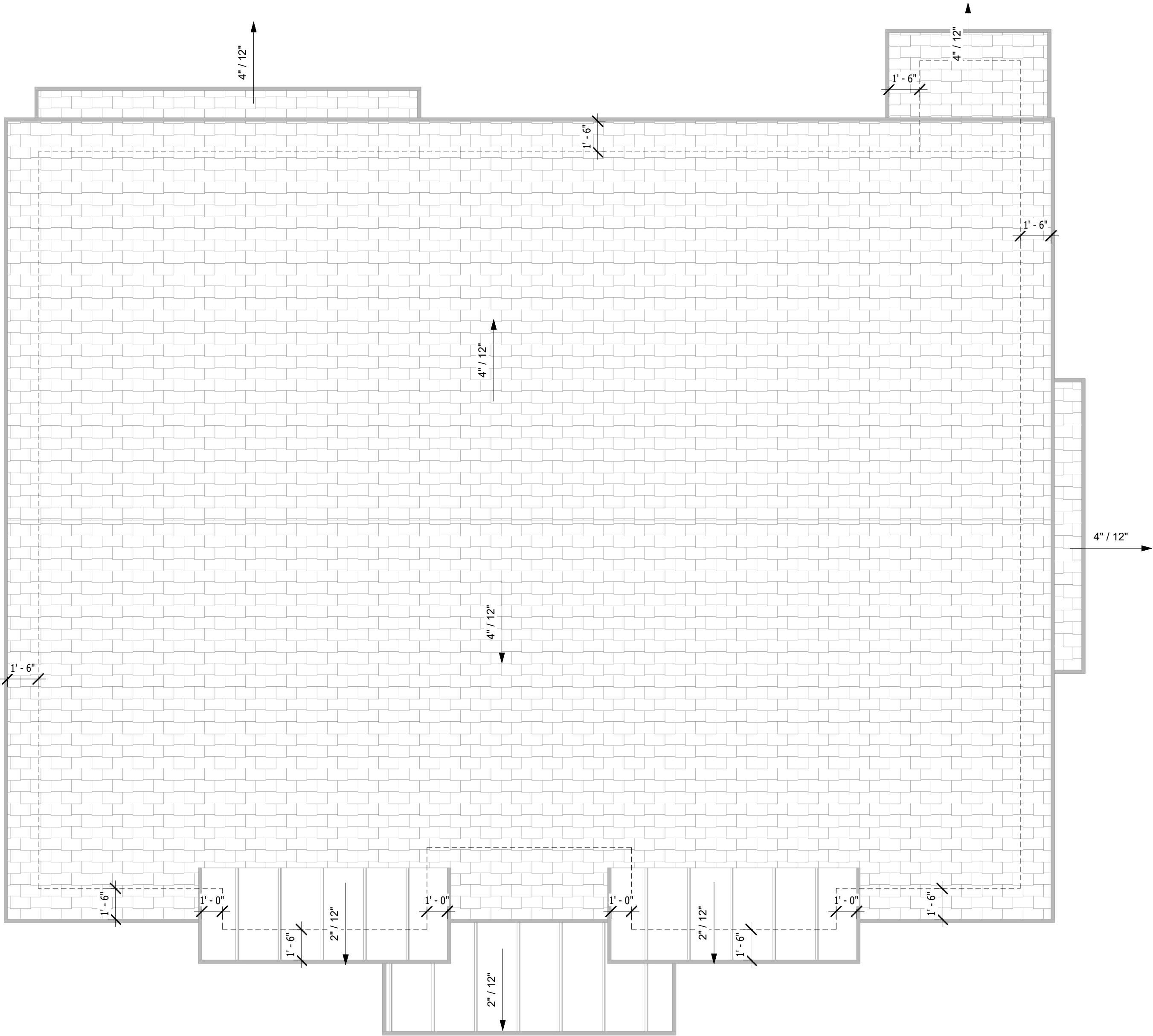
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JOB NO.	

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② ROOF PLAN
1/4" = 1'-0"



ATTIC VENTILATION CALCULATIONS

REQUIRED VENTILATION:
TOTAL VENTILATION AREA
(PER 2018 IRC - 1203.2, USING
VAPOR RETARDER EXCEPTION)

3388 SQ FT / 300 =
11.3 SQ. FT.

12.15 Design, LLC

Building, Transforming, Planning

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CLEAR SKIES THERAPY CENTER

211 S. MAIN STREET, STAR, IDAHO

ROOF PLAN

VERIFY SCALES

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04.15.2025

Shawn Nickel

From: Laurie Call <mustang65gal2000@yahoo.com>
Sent: Tuesday, June 3, 2025 2:27 PM
To: Shawn Nickel
Subject: Clear Skies Therapy Center on Main Street

Hi Shawn,

I received the information about the upcoming meeting on June 17 regarding Clear Skies Therapy Center. However, I am out of town that week and will not be able to attend. I live in the house directly next door, north of the property in the green house with red and yellow trim.

In looking at the building and where the parking lot is in the back, it looks like there is a driveway that goes back to the parking lot behind the building. That driveway goes right alongside my house. If there are going to be cars coming and going down the driveway all day, is the owner planning on putting up a fence alongside the driveway in between our two properties? I have grandkids that come to my house often and I don't want a busy driveway right next to my house without a fence. Heidi Prigge sent me the plans and everything else looks good from what I can see. The Center looks very nice. My only question was about the fence between the two properties. If you could ask that question to Melissa Kohler and what her plans are about this issue, that would be great. I look forward to hearing from you or her regarding this.

Thank you so much for your help with this matter.

Sincerely,
Laurie Call.

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

27 May 2025

Jessica Petty
2816 Buckle Down Circle
Iowa City, IA 52245

Re: Clear Sky Therapy Center – CUP Application

Dear Ms. Petty

The City of Star Engineering Department has reviewed the CUP for the Clear Sky Therapy Center dated May 5, 2025. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Parking Drive Isle on the west side of the Building Shall be 25 wide Minimum.
2. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final development. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
4. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
5. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the condition 1 listed above be addressed prior to approval of the application. Any variance or waivers to the City of Star standards, ordinances, or policies must be

specifically approved in writing by the City. Approval of the above-referenced application does not relieve the applicant of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", with a stylized flourish at the end.

Ryan V. Morgan, P.E.
City Engineer

Enclosures

Shawn Nickel

From: McDannel, Konrad <KMcDannel@republicservices.com>
Sent: Tuesday, May 20, 2025 3:12 PM
To: Shawn Nickel; Jessica Petty
Cc: Klein, Rachele; Pastoor, William
Subject: FW: Agency Transmittal - Clear Skies Therapy Center CUP
Attachments: Agency Transmittal - Clear Skies Therapy Center.pdf

Good afternoon,

Trash and recycling will be limited to 95 gallon carts, serviced on Main St. If there is a plan for a solid waste enclosure, please point that out for me.

Sincerely,

Konrad McDannel

Municipal Marketing Coordinator

11101 W Executive Dr

Boise, ID 83713

e kmcdannel@republicservices.com

o 2084078290

w RepublicServices.com



Sustainability in Action

From: Klein, Rachele <RKlein@republicservices.com>

Sent: Tuesday, May 20, 2025 2:35 PM

To: McDannel, Konrad <KMcDannel@republicservices.com>; Pastoor, William <WPastoor@republicservices.com>

Subject: FW: Agency Transmittal - Clear Skies Therapy Center CUP

Rachele Klein

Municipal Services Manager

11101 W. Executive Drive

83713

e rklein@republicservices.com

o 2082830624

w RepublicServices.com



Sustainability in Action

Shawn Nickel

From: Ryan Morgan <RMorgan@StarSWD.com>
Sent: Tuesday, May 27, 2025 8:21 PM
To: Barbara Norgrove; Ryan Field
Cc: Shawn Nickel; Tim Clark
Subject: RE: Agency Transmittal - Clear Skies Therapy Center CUP

SSWD has no comments on this application.

Ryan V. Morgan, P.E.
District Engineer
Star Sewer and Water District
rmorgan@starswd.com
Main Office: 208-286-7388 x3002



From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, May 20, 2025 8:33 AM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <RMorgan@StarSWD.com>; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; Hank Day <HDay@StarSWD.com>; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; niki.benyakhlef@itd.idaho.gov; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; Brian.Duran@itd.idaho.gov; gmprdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Clear Skies Therapy Center CUP

From: Shawn Nickel <snickel@staridaho.org>
Sent: Tuesday, May 20, 2025 8:29 AM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: Agency Transmittal - Clear Skies Therapy Center CUP