



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: April 16, 2024 – PUBLIC HEARING

FILE(S) #: CU-24-01 – Conditional Use Permit – Stonecrest Live/Work CUP

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:

Dennis Downs
Stonecrest LLC
12457 W. State Street
Star, Idaho 83669

Representative:

Chris Todd
Green Mountain RP, LLC
12561 W. Goldcrest Street
Star, Idaho 83669

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit for a 10 unit live-work condominium building consisting of commercial and residential uses.

PROPERTY INFORMATION

Property Location: The subject property is located at 12550 W. Goldcrest Street, generally located on the south side of Hwy 44 between S. Can Ada Road and S. Ripplerock Avenue. Ada County Parcel No. R8180750930.

Existing Site Characteristics: The property is currently a vacant platted commercial lot with utilities installed.

Irrigation/Drainage District(s): - Middleton Irrigation Association Inc
Middleton Mill Ditch Company
P.O. Box 848
Star, Idaho 83669

Flood Zone: This property is **NOT** currently located in a Special Flood Hazard Area.
FEMA FIRM Panel Number: 16001C0125J
Effective Date: 06/19/2020
Flood Zone: X

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – No.
- ✪ 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.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 5, 2023
Neighborhood Meeting Held	February 15, 2024
Application Submitted & Fees Paid	February 28, 2024
Application Accepted	March 14, 2024
Residents within 300' Notified	March 14, 2024
Agencies Notified	March 8, 2024
Legal Notice Published	March 17, 2024
Property Posted	April 1, 2024

HISTORY

September 17, 2019 Council approved the Annexation (AZ-19-06), Planned Unit Development (PUD19-01) and Preliminary Plat (PP-19-01) for the Stonecrest

Development to September 17, 2024. The property was zoned from Rural Urban Transition (RUT) to Central Business District (CBD).

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District (CBD-PUD)	Central Business District (CBD)	Vacant
Proposed	Central Business District (CBD-PUD)	Central Business District (CBD)	Live/Work units
North of site	Central Business District (CBD-DA)	Central Business District (CBD)	Norterra Commercial Development
South of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Stonecrest Residential and Live work
East of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Approved Dutch Brothers Coffee
West of site	Central Business District (CBD-PUD)	Central Business District (CBD)	Vacant

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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:

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
Live/Work Multi-Use	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.

8-1B-4: CONDITIONAL USES:

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

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.

3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

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 exact 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.

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.

8-5-17: LIVE/WORK UNIT:

General Standards:

1. Live/Work units are allowed in the Mixed Use (MU) and Central Business District (CBD) zoning districts.
2. The commercial component of live/work is intended for use by the following occupations: accountants, architects, artists and artisans, attorneys, computer software and multimedia related professions, consultants, engineers, fashion, florist and greens, designers, hair stylists and barbers, insurance, real estate, one-on-one instructors, or similar uses. The Council may authorize other similar uses using reasonable discretion, as long as such other uses are allowed within the base zone and not otherwise precluded by law.
3. Live/work units must be attached. Residential areas are permitted above the commercial component, to the side or in the rear of the business component.
4. The commercial component shall be primarily operated within the unit, but may be also conducted in the yard, provided it meets all further requirements of this title.
5. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments;
6. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors;
7. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
8. The commercial component as designated on the floor plan approved through the conditional use permit shall remain commercial and cannot be converted to residential use. The

residential component may be converted to a commercial use in the CBD zoning district upon approval of a new application.

8-6A-6: SHORT PLAT PROCESS:

A. Applicability: A subdivision application for a short plat may be processed provided that it meets all of the following conditions:

1. The property is an original lot in a recorded subdivision;
2. The property is not the result of a previous short plat of a lot and/or the property is not the result of an approved parcel division by Ada or Canyon County Development Services;
3. The proposed subdivision does not exceed a total of two (2) lots on a previously platted property or parcel of land;
4. No new public street dedication, or new proposed private street, excluding widening of an existing street, is involved;
5. There are no impacts on the health, safety or general welfare of the city, and the subdivision is in the best interest of the city.

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. Application Requirements: Applications and fees, in accord with subsection 8-6A-3C, 8-6A-3D and 8-6A-4 of this article shall be submitted.

D. Final Approval Notice: Upon determination by the administrator that the short plat is in conformance with this article, a final approval letter shall be issued.

E. Time Limit and Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:

- a. Cause the property to be surveyed and a record of survey recorded;
- b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;

- c. Obtain new tax parcel numbers and street addresses from the county assessor; and
- d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

F. A condominium plat application for any number of lots for property in any district shall be processed as a short plat where all buildings are constructed or have received building permits for construction. A condominium plat amendment for interior alterations or modifications shall be exempt from further review.

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.
- Work to create a vibrant Central Business District.
- 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:

- A. 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.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.
- D. 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.
- E. 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.
- F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- I. The city should encourage assemblage of the smaller properties where appropriate.

J. The “floodway” lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and “Live, Work, Play” ambiance planned for the CBD.

K. Main city service facilities should be located in the CBD and should all be south of State Highway 44 clustered into a “City Services Campus”. That includes the City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities.

L. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the CBD and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, should be located to front on Highway 44 or Star Road.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit to construct a 10 unit live/work condominium building located within the Stonecrest Subdivision. Each single live/work building will be individually owned. Each unit will consist of 1,200 square feet of commercial space on the ground floor and 1,200 square feet upstairs that can be used for living area or additional commercial space. The exact buildout will be determined when each unit is sold. The living area will either be 1 bedroom with an office or 2 bedrooms with a master suite, tiled showers, dual vanities, walk in closets, fireplace, and a patio. Each upstairs unit may have access to the

downstairs commercial space, depending on the owner's preference. The main upstairs access will be from a walkway along Goldcrest Street.

Access will be taken from W. Goldcrest Street off S. Ripplerock Avenue. Parking for the project will be to the west and north of the proposed building. Each residential unit will require one covered and one uncovered parking space with two additional spaces for visitor parking. The commercial space parking demands will depend on the end use of the owner. The most common uses that would be in this type of development require one parking space for every 250 square feet of commercial area. The Applicant needs 10 covered parking spaces and is proposing eleven, with five on the east side of the building and six on the west end of the building. The Applicant is proposing 20 parking spaces on the north of the building. The entire parcel is proposed to contain 64 uncovered parking spaces and the UDC requires 48 total spaces. **These spaces will be shared with other commercial uses in the development and will require cross parking agreements, as stated in the original PUD approval.**

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.

The Unified Development Code, Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of twenty-five wide (25') or as required by the fire code, unless the building is thirty feet (30') in height or greater, at which point the drive aisle shall be twenty-six feet (26') wide or as otherwise approved by the Fire District. The Applicant is proposing a twenty-five foot (25') wide drive aisles which satisfies the requirement for minimum drive aisle width.

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.

Section 8-3A-4 of the UDC requires "All setbacks in the CBD . . . zone shall maintain a minimum 15' when adjacent to a residential use or zone." The applicant is not requesting any setback waivers.

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 that appears to meet the code requirements along W. Goldcrest Street for street trees along with the required commercial parking lot requirements.**

The Applicant has provided a parking lot lighting plan for the site. The locations are aligned with code requirements. The lights should match the existing lights currently installed in the development. Building lights shall be reviewed and approved as part of the Design Review/CZC process. All lighting shall be downward facing and Dark Sky like compliant to avoid any fugitive light to the neighboring properties.

AGENCY RESPONSES

ITD	March 19, 2024
ACHD	Pending
Fire District	Pending
DEQ	March 19, 2024
IDWR	March 26, 2024

PUBLIC RESPONSES

No public comments have been received for this application.

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 meets the requirements, standards and intent for development as it relates 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.

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:

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. **The applicant agrees to a proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$10,000.00 (10 residential units only). These fees will be collected by the City of Star, by phase, prior to issuance of the first building permit.**
3. **The applicant shall submit a short plat application for review and approval of the condominium plat.**
4. **The applicant shall provide a recorded shared parking agreement prior to final occupancy of the first unit.**
5. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
6. **A Certificate of Zoning Compliance will be required prior to issuing a building permit, to include final review and approval of the project by the Design Review Committee.**
7. **The Applicant shall meet all the requirements for the Ada County Highway District (ACHD) prior to certificate of occupancy.**
8. **The Applicant shall provide a letter from the Star Postmaster approving the location of the mailboxes for the new building, prior to issuing certificate of occupancy.**
9. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
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. The applicant shall meet all requirements of the Star Sewer and Water District.
13. 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.**
14. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
15. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
16. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
17. Any additional Condition of Approval as required by Staff and City Council.
18. Any Conditions of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number CU-24-01, for Stonecrest Live/Work CUP on _____, 2024.

PROJECT INFORMATION

PROJECT DESCRIPTION: 2-STORY 10-UNIT LIVE-WORK UNITS WITH CANTILEVERED COVERED PARKING

APPLICANT: STONECREST LLC
DENNIS DOWNS
12495 W. GOLDCREST ST.
STAR, ID 83669
907-262-1552

PLANNER: CHRIS TODD
12561 W. GOLDCREST ST.
STAR, ID 83669
208-343-9393

CIVIL ENGINEER: GREAT WEST ENGINEERING
1921 E. OVERLAND RD.
BOISE, ID 83642
208-576-6646

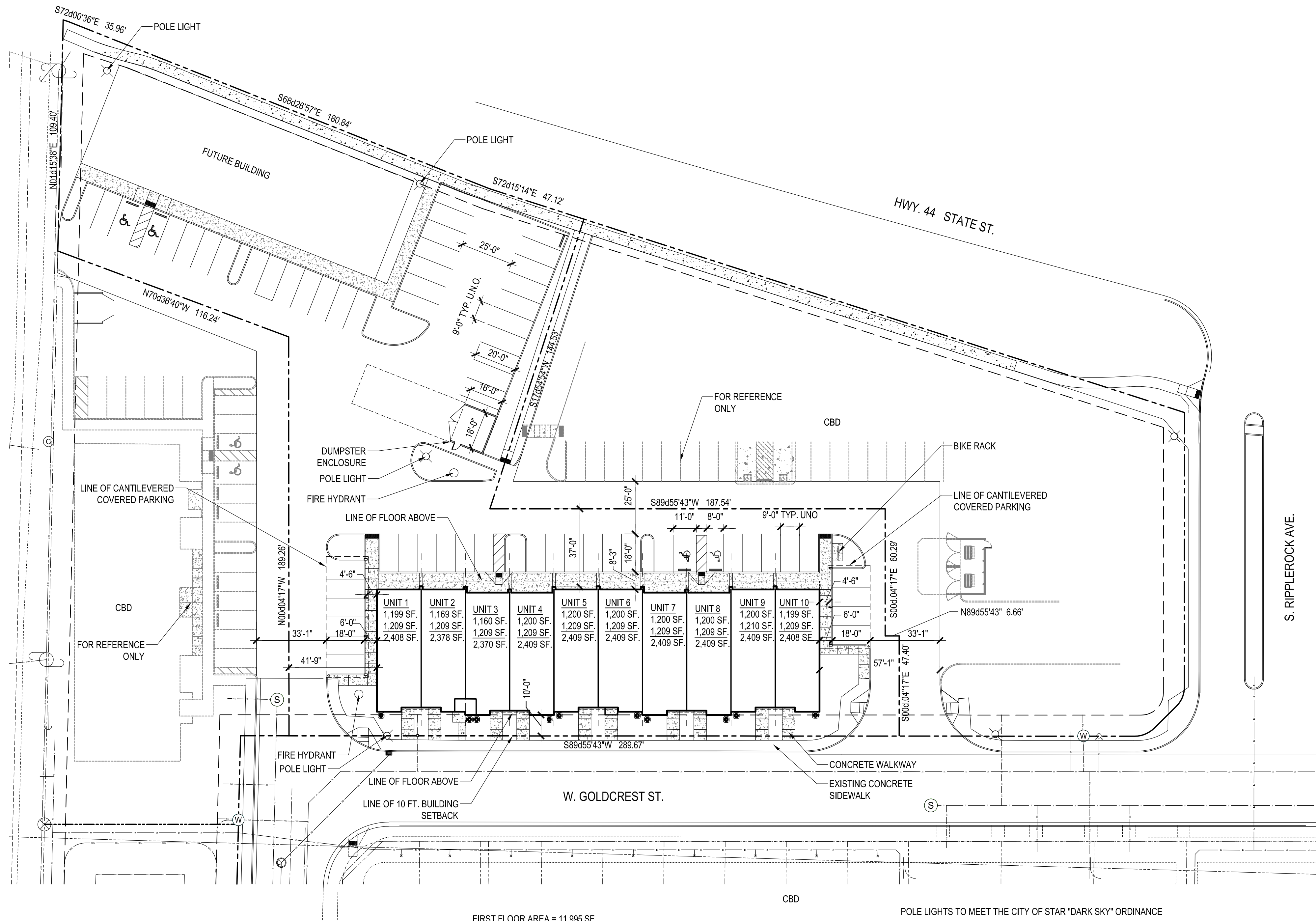
PLAN PREPARER: GREGG OSTROW, AIA
201 E. LOUISA ST.
BOISE, ID 83712
208-866-3168

SITE ZONING: CBD (EXISTING AND PROPOSED)



GREGG OSTROW, AIA
ARCHITECT
201 E. Louisa Street
Boise, Idaho 83712
208.866.3168
geo@greggostrow.com

STONECREST SOUTH
STAR, IDAHO

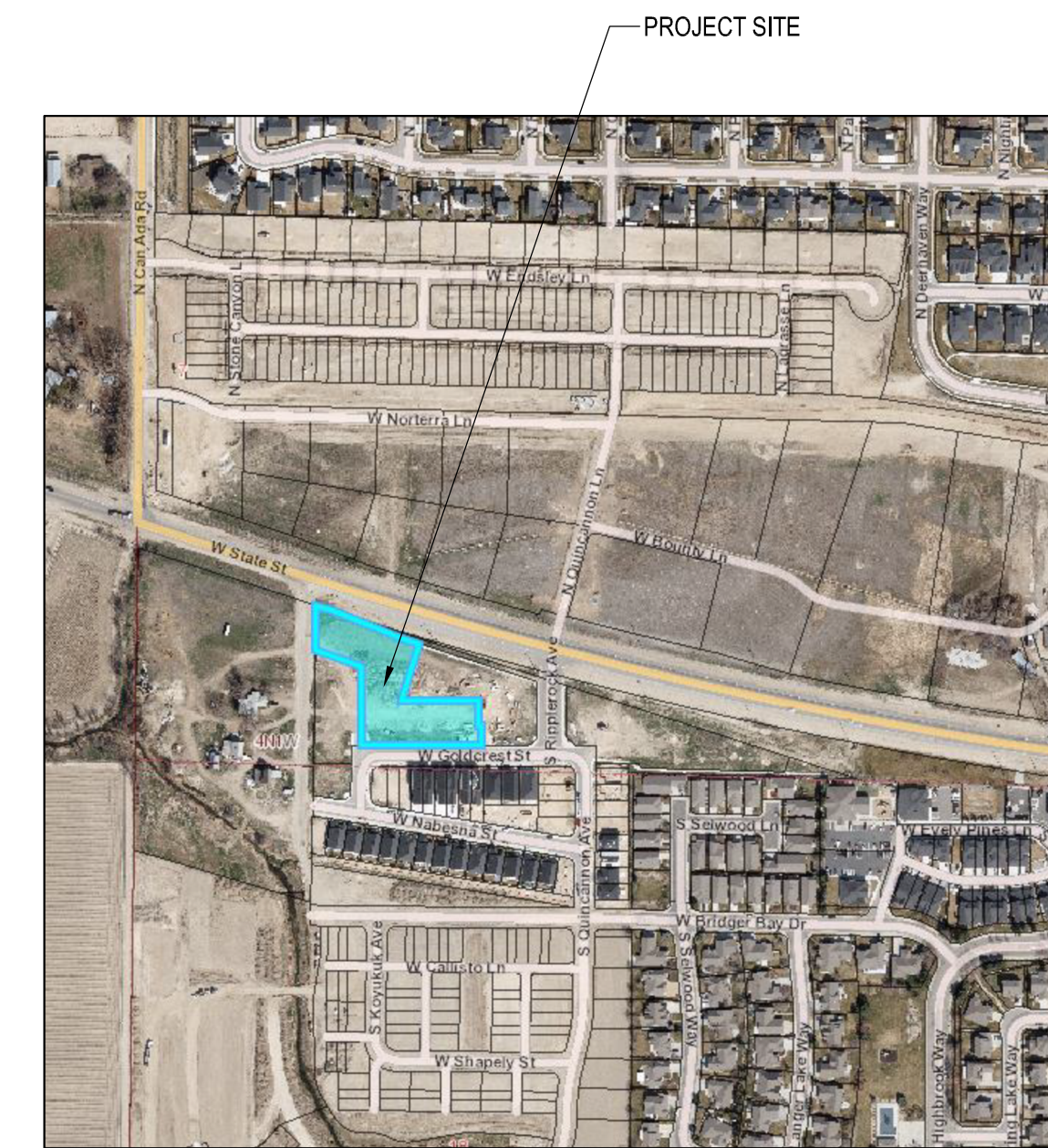


FIRST FLOOR AREA = 11,995 SF.
SECOND FLOOR AREA = 12,088 SF.
TOTAL FLOOR AREA = 24,043 SF.
FIRST FLOOR COVERED PATIO AREA = 965 SF.
SECOND FLOOR COVERED DECK AREA = 965 SF.

POLE LIGHTS TO MEET THE CITY OF STAR "DARK SKY" ORDINANCE
CURRENT FLOOD ZONE: ZONE X
PROPERTY AND SURROUNDING PORPRTY ARE ZONED CBD

SITE PLAN

1" = 30'-0"



VICINITY MAP

NOT TO SCALE

No.	Date	Revision

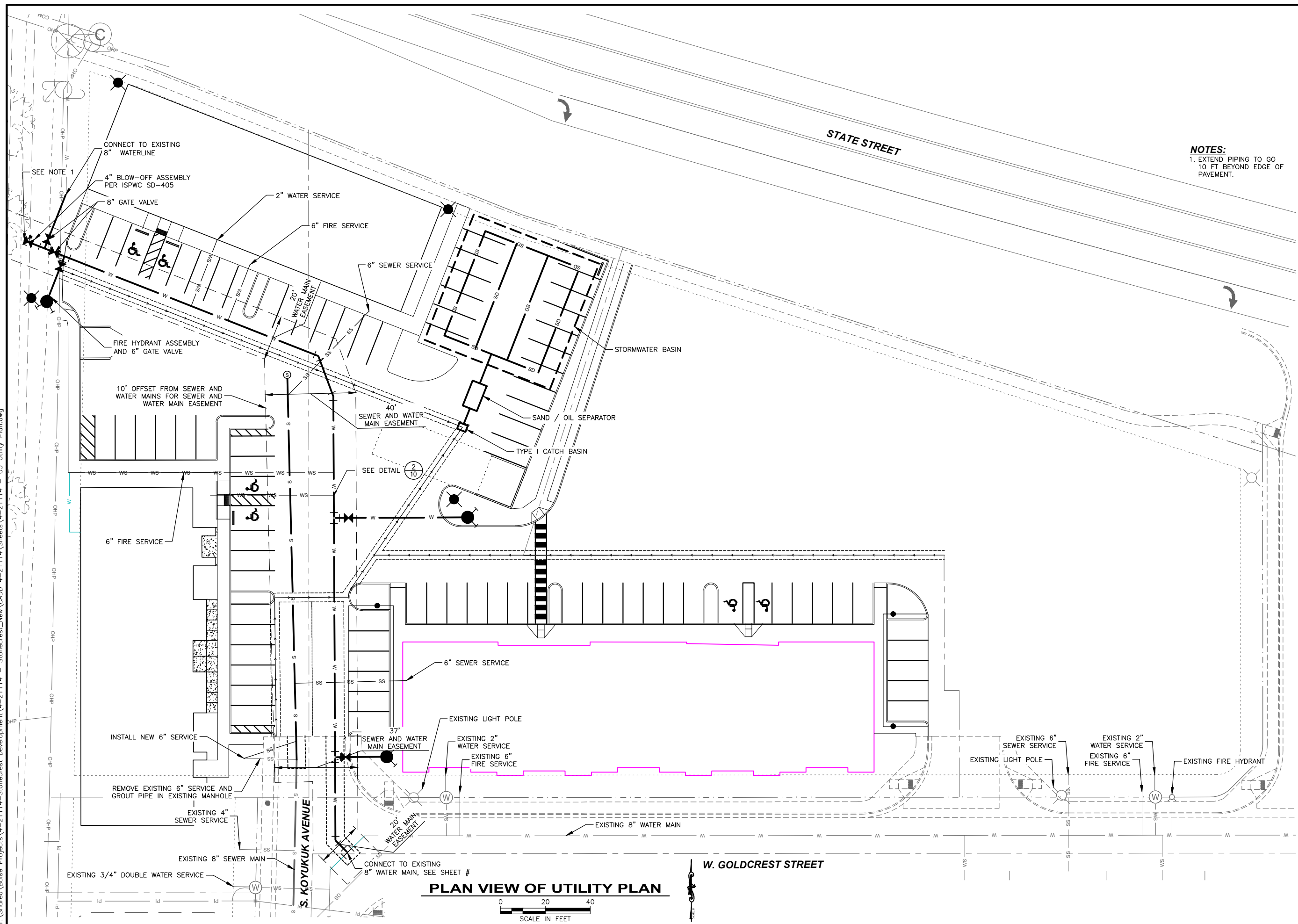
Drawn by	Gregg Ostrow
Date	2/20/2024
Drawing Title	SITE PLAN
Sheet No.	

A1

2/20/2024 CUP SUBMITTAL

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Y:\Shared\Boise Projects\4-21114-Stonecrest Development\4-21114 - Stonecrest_New\CADD 4-21114\Sheets 4-21114 - 05 Utility Plan.dwg



NOTES:
 1. EXTEND PIPING TO GO 10 FT BEYOND EDGE OF PAVEMENT.

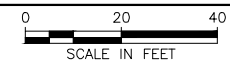
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY REVIEW COMMENTS - 6/27/23	TRD	6/29/30
2	CITY REVIEW COMMENTS - 7/19/23	TRD	7/19/30
3			
4			

PROJECT: 4-21114
 DESIGNED: TRD
 DRAWN: TRD
 CHECKED: AK
 APPROVED: AK
 DATE: 5/25/23



DENNY'S CONSTRUCTION
STONECREST I COMMERCIAL
 UTILITY PLAN

PLAN VIEW OF UTILITY PLAN



City of Star Planning & Zoning
c/o Shawn Nickel
10769 West State Street
Star, Idaho 83669

February 21, 2024

Subject Property- A Portion of 12550 W Goldcrest St Star ID 83669

Dear Mr. Nickel-

On behalf of Stonecrest LLC, it's owner Dennis Downs and our full design team, we are excited to bring forth a conditional use permit application to the City of Star for a 10 Unit Live+Work Condo Building located with Stonecrest Subdivision. The development has been a successful development with a true mix of uses located in the Central Business District zone of the City of Star. We are asking the City for approval of a conditional use permit to allow, a residential component be incorporated into a commercial building, Creating a single Live Work building with 10 individually owned condos.

The site is located at 12550 W Goldcrest St Star ID 83669. The site lays between the planned Dutch Brothers location and current Stonecrest Live+Work Townhomes. The property, if approved would be comprised of 10 individually owned condos within a condo/building association. The condo owners would pay a monthly assessment for exterior maintenance and operation. The parcel is currently annexed and zoned CBD within the City of Star. The property has been developed to suit a 12,000-24,0000 commercial building. Utilities have been stubbed to the property and an engineered parking plan has been approved by the City Engineer. There are currently two approaches off Goldcrest St that serve access the properties. A parking lot and streetscape border the building to the north and south.

Through multiple meetings with City and many more internally we feel proud of the design included. The success of our past 9 Live + Work townhomes, current interest and a great design have equaled a well thought out plan. I know this project will be successful, needed and a great addition to the City of Star. These properties offer the small business owner, professional, entrepreneurs, and dreamers a logical space to start and operate a small business. The residence space above offers owner/employee housing, building security, residential lease space or additional commercial space.

Downstairs – Dedicated Commercial Component

Our design incorporates approx. 1200 sq. feet of ground floor commercial space that is served by a normal parking lot. Referring to the provided elevations the City can see a beautiful building with dedicated commercial access. This usable space can be configured to accommodate numerous commercial types from health and beauty to engineers.

Upstairs – Flexible

The 1200 sq ft of upstairs space above will have dedicated covered parking on the east and west ends. The upstairs offers the property owner some flexibility of uses. The space can accommodate business owner or employee housing, be used for additional commercial space for the downstairs user or leased out for a revenue option. The upstairs space may have access to the commercial downstairs. The main access to the upstairs is through a dedicated sidewalk walkway from Goldcrest. Upstairs each unit will consist of 2BD or 1BD with office, master suite with tiled shower, dual vanities, walk in closet, open living space, fireplace and patio space.

Design and Elements

South Elevation

The south elevation is the main upstairs entry point. A landscape individual walkway leads to the upstairs front door with a masonry accent pillar helping distinguish the spaces. The south elevation includes three types of exterior siding, masonry elements and a metal roof with metal seam. The south side has been designed to blend in with the existing properties along Goldcrest.

North Elevation

The North Elevation will incorporate a higher-grade commercial finish with; black trimmed windows, wood veneer accents, metal patio cabling, panels or stucco and masonry elements. We feel this design will incorporate well within the City's architectural guidelines, neighbors and future commercial buildings. The second story will canopy slightly over the commercial space providing natural signage space and a weather cover for the future businesses. The upstairs open living will have 12 foot ceilings allowing for an additional row of transom windows.

Thank you for your time, look forward to presenting and please contact me with any questions.

Chris Todd

Owner

Green Mountain Resources and Planning LLC

12561 W Goldcrest St

Star, ID 83669





CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: <u>CU-24-01</u>	Date Application Received: <u>2-26-24</u>	Fee Paid: <u>1660.⁰⁰</u>
Processed by: City: <u>BN</u>		

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Chris Todd
 Applicant Address: 12561 W. Goldcrest St Zip: 83669
 Phone: _____ Email: chris@firstservicegroup.com

Owner Name: Stonecrest LLC Dennis Downs
 Owner Address: _____ Zip: _____
 Phone: _____ Email: _____

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

Contact: Chris Todd Firm Name: Evergreen Mountain RP LLC
 Address: 12561 W. Goldcrest St. Zip: 83669
 Phone: 899 0451 Email: chris@firstservicegroup.com

Property Information:

Site Address: Portion 12550 W. Goldcrest Parcel Number: 29180750930

Requested Condition(s) for Conditional Use: Livework w/ Residential Use in central Business District (CBD)

	Zoning Designation	Comp Plan Designation
Existing	<u>CBD</u>	<u>CBD</u>
Proposed	<u>CBD</u>	<u>"</u>
North of site	<u>CBD</u>	<u>"</u>
South of site	<u>CBD</u>	<u>"</u>
East of site	<u>CBD</u>	<u>"</u>
West of site	<u>County</u>	<u>CBD</u>

Site Data:

Total Acreage of Site: 1.432 Acres
Proposed Percentage of Site Devoted to Bldg Coverage: 19,495
Proposed Percentage of Site Devoted to Landscaping: 2,304
Number of Parking spaces: Proposed 62 Required _____
Requested Front Setback: 0 Requested Rear Setback: 0
Requested Side Setback: 0 Requested Side Setback: 0
Requested Side Setback: 0
Existing Site Characteristics: Platted Commercial Lot w/ Utilities

Number and Uses of Proposed Buildings: 2
Location of Buildings: NW, SC (south central)
Gross Floor Area of Proposed Buildings: 31543 NW Bldg 7500, South 24,043 sq ft
Describe Proposed On and Off-Site Traffic Circulation: _____
Two constructed access/approaches currently exist.
Main connection Ripplerock and Highway 44 (State)
Proposed Signs – number, type, location: North Elevation; Indiv. Business
(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):
Potable Water - SSWD
Irrigation Water - NA
Sanitary Sewer - SSWD
Schools - West Ada
Fire Protection - Star Fire
Roads - NIA; ACHD

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

Subdivision/Project Name: Stonecrest No. 1 Phase: 1
Special Flood Hazard Area: total acreage _____ number of homes/structures _____
Panel No. 16001C0125J; effective 6/19/20

- 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): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
Base Flood Elevation(s): AE____.0 ft., etc.: 2460.8
- 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.

Completed

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	✓
✓	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.)	
✓	Completed and signed Conditional Use Application	✓
✓	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.	✓
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	✓
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	
✓	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.	✓
✓	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.	
✓	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	✓
✓	Vicinity map showing the location of the subject property	✓
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	✓
	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.	
	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:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
✓	• Existing boundaries, property lines, and dimensions of the lot	
✓	• Relationship to adjacent properties, streets, and private lanes	
✓	• Easements and right-of-way lines on or adjacent to the lot	
✓	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
✓	• Building locations(s) (including dimensions to property lines)	
✓	• Parking and loading areas (dimensioned)	
✓	• Traffic access drives and traffic circulation (dimensioned)	

/	• Open/common spaces	
/	• Refuse and service areas	
/	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
/	• 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:	
/	• Date, scale, north arrow, and project name	/
/	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	/
/	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	/
/	• 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.	
/	• 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	/
/	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	/
/	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	/
/	• 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	✓
/	• Proposed screening structures	✓
/	• Design drawings(s) of all fencing proposed	✓
/	• 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.**

Chetada

2/21/24

PROJECT INFORMATION

PROJECT DESCRIPTION: 2-STORY 10-UNIT LIVE-WORK UNITS WITH CANTILEVERED COVERED PARKING

APPLICANT: STONECREST LLC
DENNIS DOWNS
12495 W. GOLDCREST ST.
STAR, ID 83669
907-262-1552

PLANNER: CHRIS TODD
12561 W. GOLDCREST ST.
STAR, ID 83669
208-343-9393

CIVIL ENGINEER: GREAT WEST ENGINEERING
1921 E. OVERLAND RD.
BOISE, ID 83642
208-576-6646

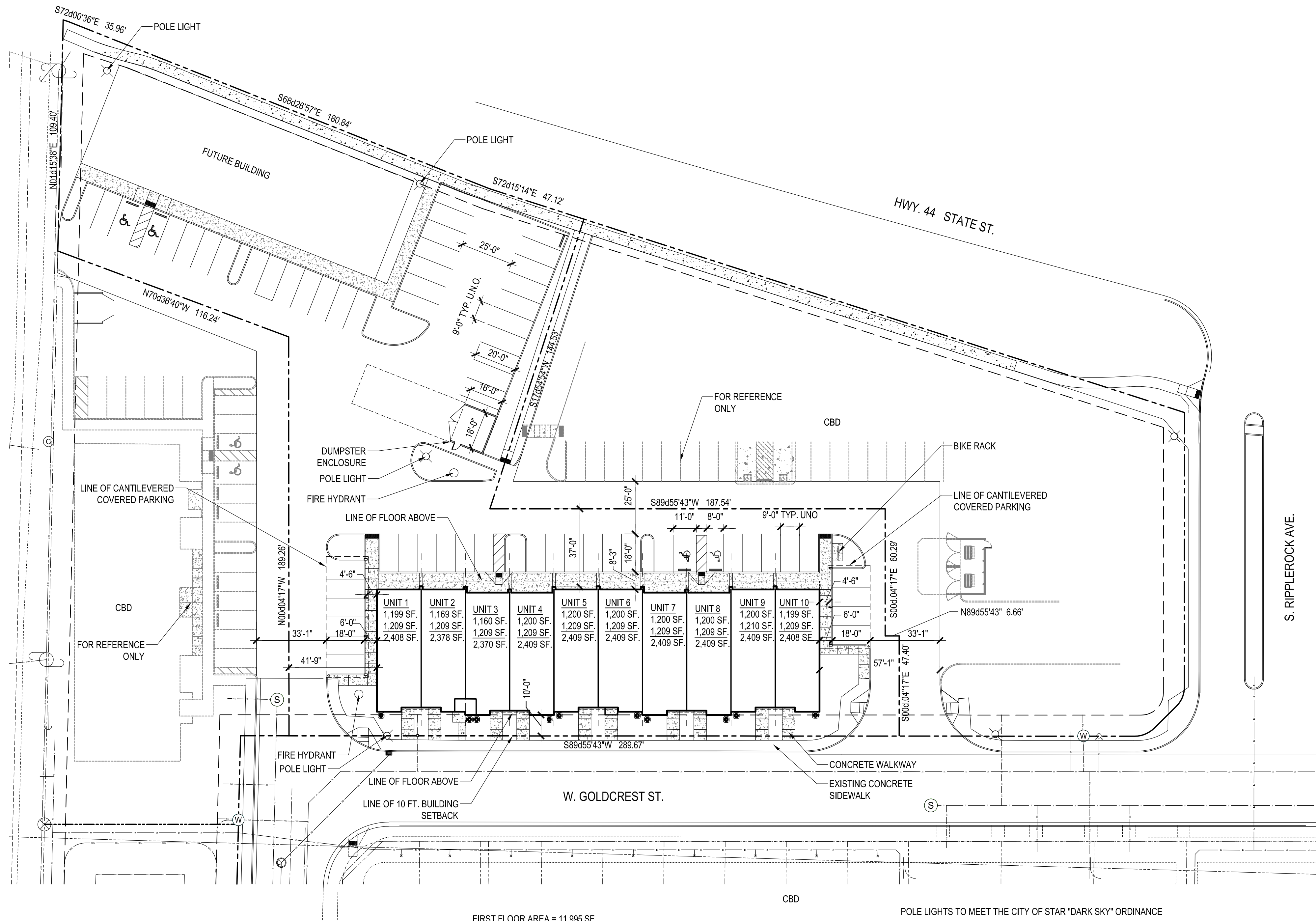
PLAN PREPARER: GREGG OSTROW, AIA
201 E. LOUISA ST.
BOISE, ID 83712
208-866-3168

SITE ZONING: CBD (EXISTING AND PROPOSED)



GREGG OSTROW, AIA
ARCHITECT
201 E. Louisa Street
Boise, Idaho 83712
208.866.3168
geo@greggostrow.com

STONECREST SOUTH
STAR, IDAHO

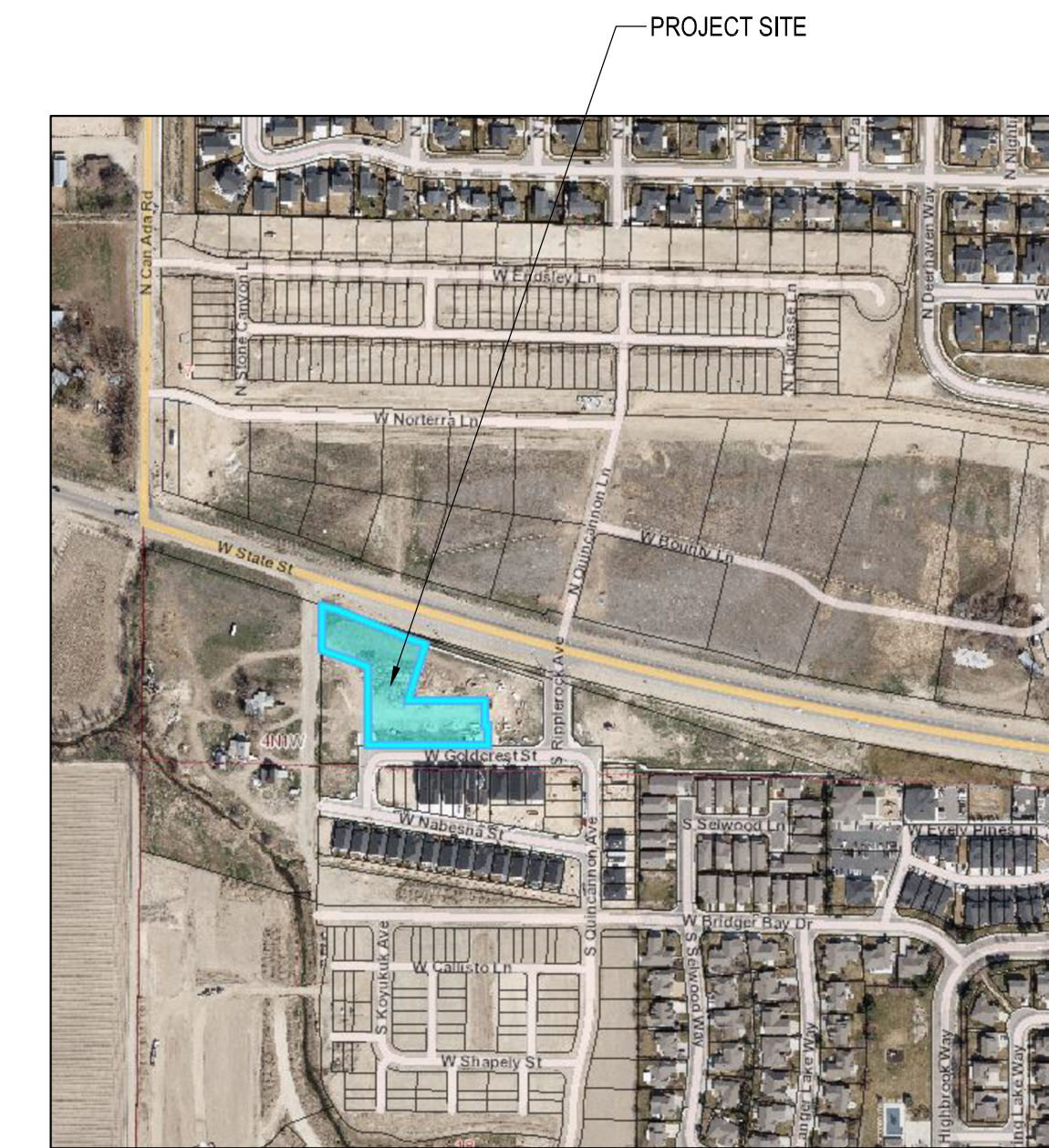


FIRST FLOOR AREA = 11,995 SF.
SECOND FLOOR AREA = 12,088 SF.
TOTAL FLOOR AREA = 24,043 SF.
FIRST FLOOR COVERED PATIO AREA = 965 SF.
SECOND FLOOR COVERED DECK AREA = 965 SF.

POLE LIGHTS TO MEET THE CITY OF STAR "DARK SKY" ORDINANCE
CURRENT FLOOD ZONE: ZONE X
PROPERTY AND SURROUNDING PORPERTY ARE ZONED CBD

SITE PLAN

1" = 30'-0"



VICINITY MAP

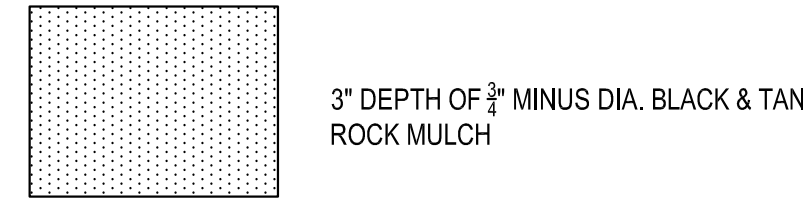
NOT TO SCALE

No.	Date	Revision

Drawn by	Gregg Ostrow
Date	2/20/2024
Drawing Title	SITE PLAN
Sheet No.	

A1

LANDSCAPE MATERIAL LEGEND



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY.	REMARKS
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B&B	2"	4	45'H X 30' W
	ZELKOVA SERRATA 'JFS-KW1TM' / CITY SPRITE SELKOVA	B&B	2"	6	24'H X 18' W
SHRUBS	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY.	REMARKS
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.		37	5'H X 3'W
	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	5 GAL.		14	6'H X 6'W
	JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER	5 GAL.		35	10'H X 3'W
	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	3 GAL.		6	30"H X 42"W
	POTENTILLA FRUTICOSA 'HACHAPP' / GINGERSNAP POTENILLA	5 GAL.		28	3'H X 3'W
	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	1 GAL.		32	3'H X 3'W

LANDSCAPING INFORMATION

DEVELOPER: STONECREST LLC
DENNIS DOWNS
12495 W. GOLDCREST ST.
STAR, ID 83669
907-262-1552

PLAN PREPARED BY: GREGG OSTROW, AIA
201 E. LOUISA ST.
BOISE, ID 83712
208-866-3168

LANDSCAPE CALCULATIONS:

NUMBER OF STREET TREES: 7
LINEAL FEET OF STREET TREES: 200 FT.
WIDTH OF STREET BUFFERS: 10 FT.
WIDTH OF PARKING LOT PERIMETER LANDSCAPE STRIP: N/A
BUFFER WIDTH BETWEEN DIFFERENT LAND USES: N/A
NUMBER OF PARKING STALLS: 62
PERCENT OF PARKING AREA WITH INTERNAL LANDSCAPING: 8.42%
TOTAL NUMBER OF TREES AND TREE SPECIES MIX: SEE PLANTING SCHEDULE
MITIGATION FOR REMOVAL OF EXISTING TREES: N/A
NUMBER OF CALIPER INCHES REMOVED: N/A

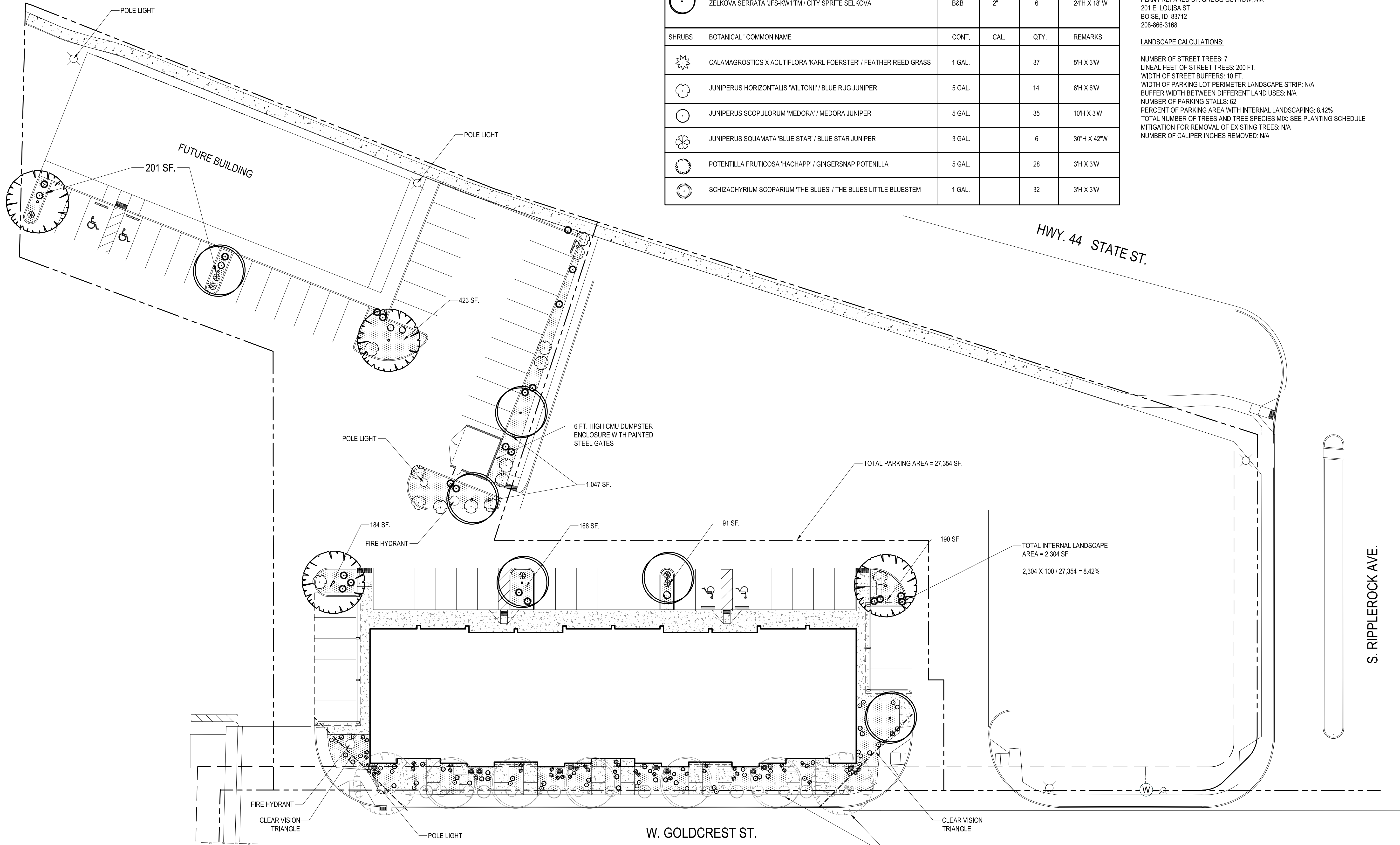


GREGG OSTROW, AIA
ARCHITECT

201 E. Louisa Street
Boise, Idaho 83712
208.866.3168

geo@greggostrow.com

STONECREST SOUTH
STAR, IDAHO



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Date: 2/20/2024
Drawing Title: LANDSCAPE PLAN
Sheet No.:

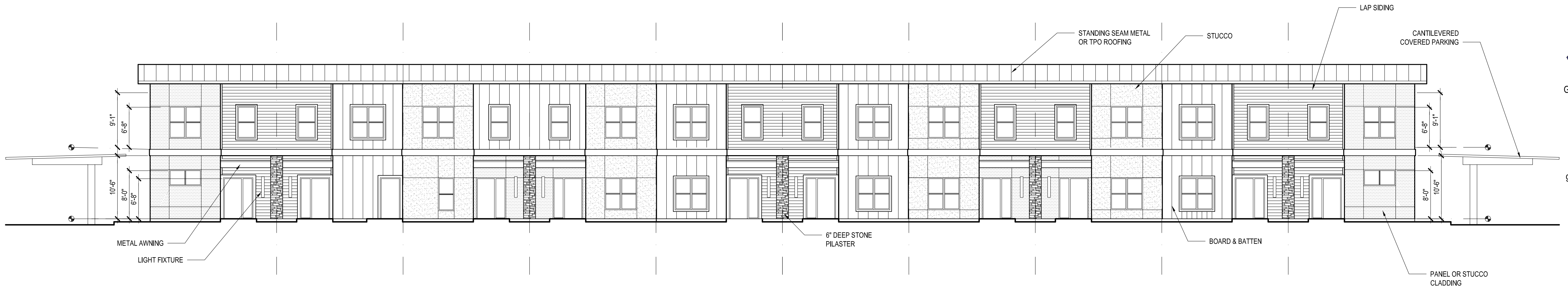
LANDSCAPE PLAN

1" = 20'-0"

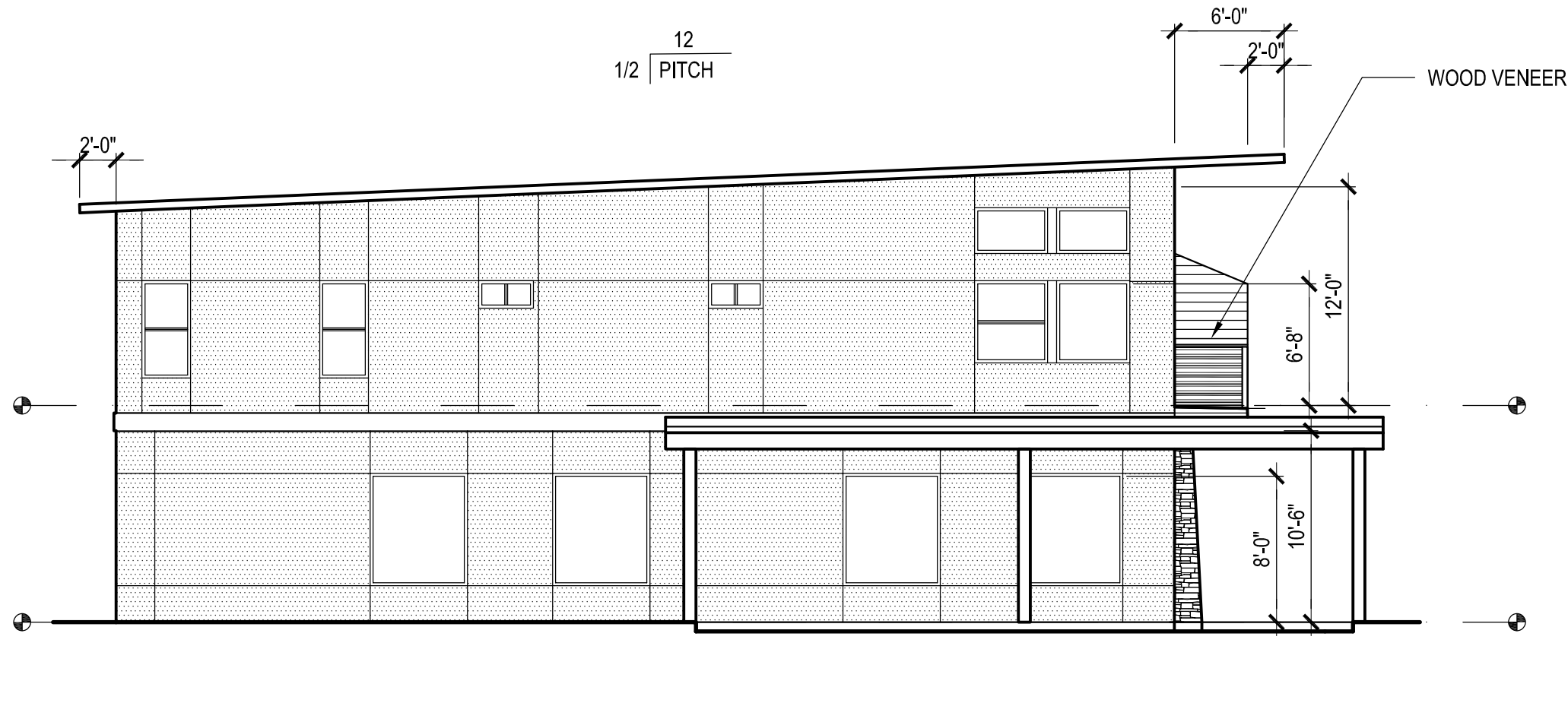


L1

2/20/2024 CUP SUBMITTAL
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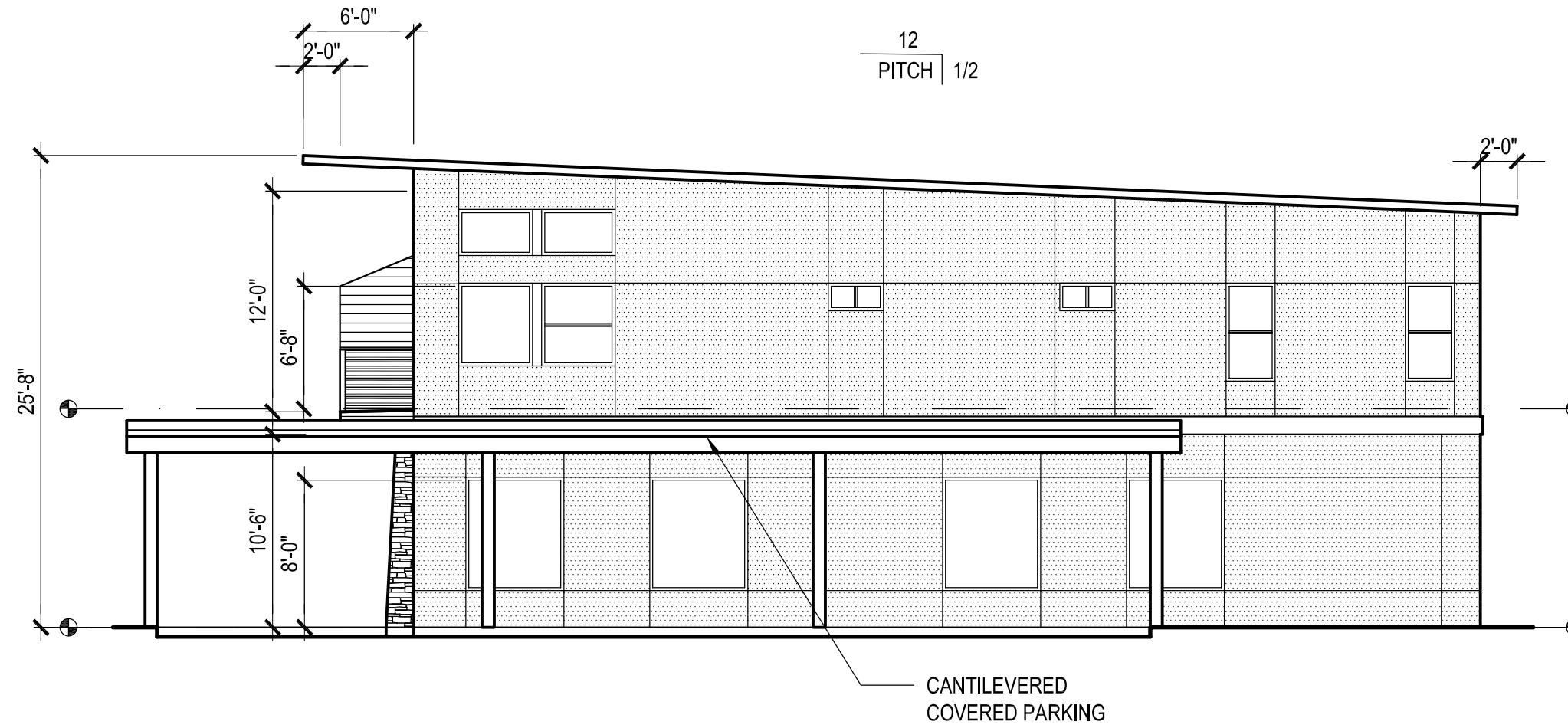


SOUTH ELEVATION



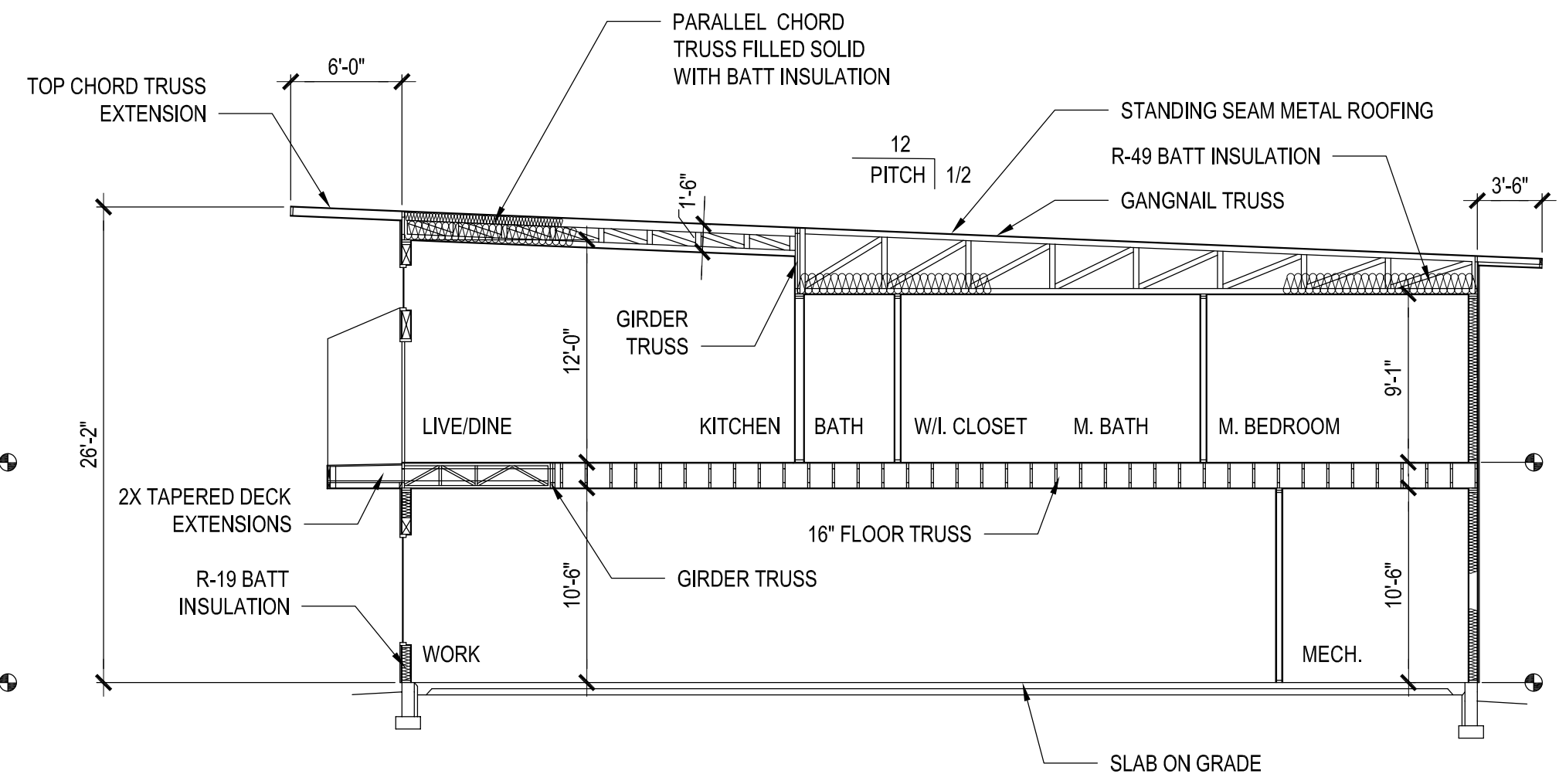
EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



BUILDING SECTION

1/8" = 1'-0"



NORTH ELEVATION

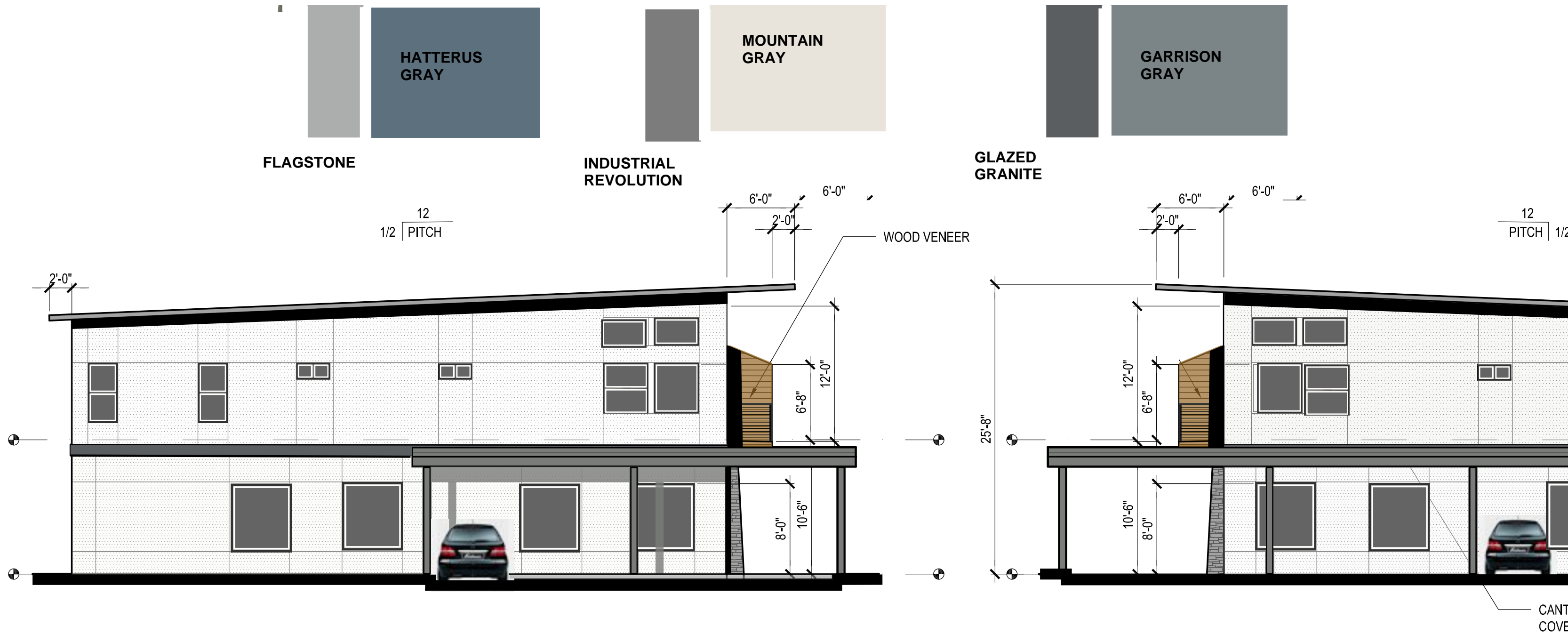
1/8" = 1'-0"

No.	Date	Revision

Drawn by Gregg Ostrow
Date 2/20/2024
Drawing Title ELEVATIONS / SECTION
Sheet No.

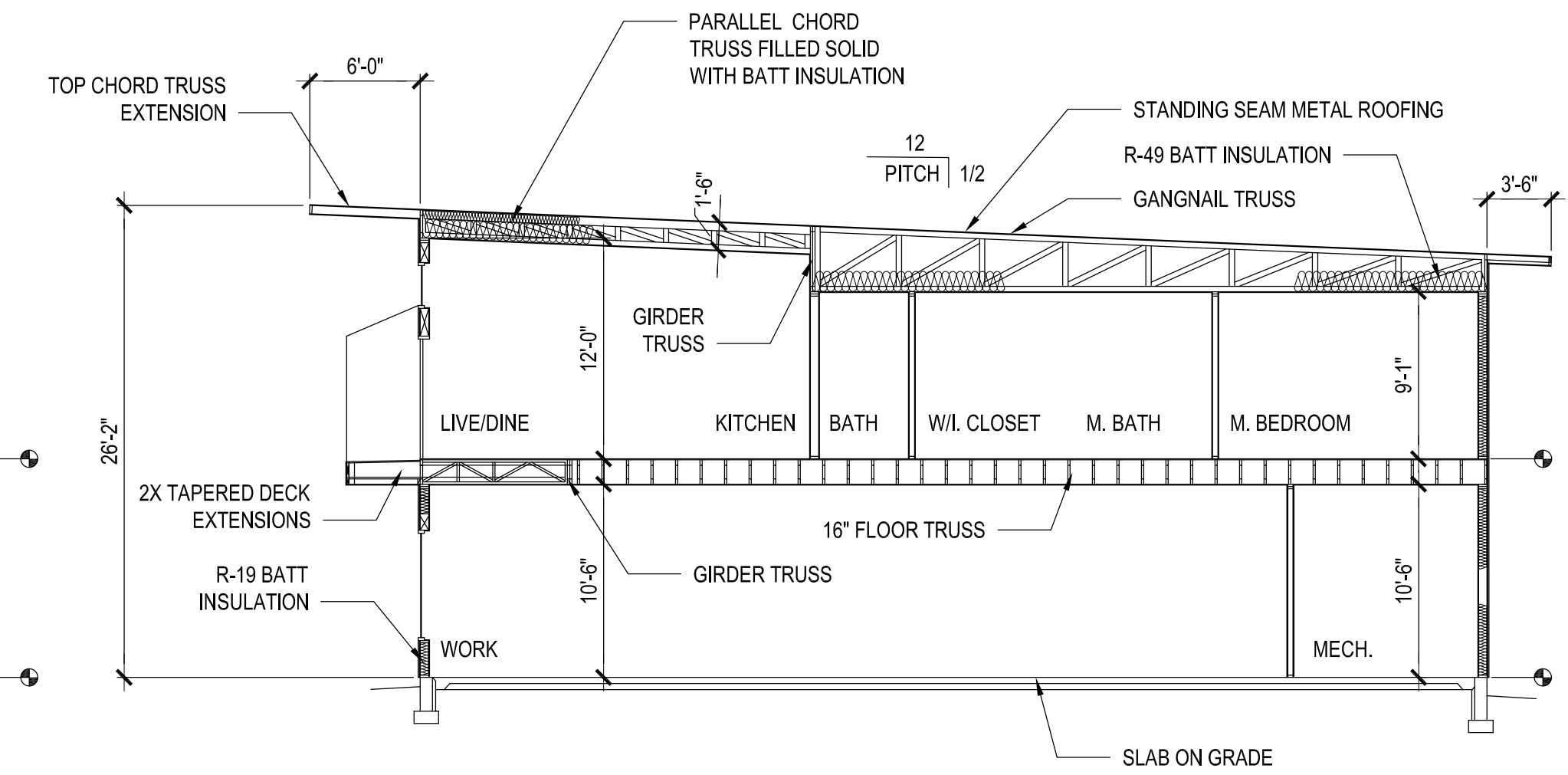


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



BUILDING SECTION



NORTH ELEVATION



No.	Date	Revision

Drawn by Gregg Ostrow
Date 2/20/2024
Drawing Title ELEVATIONS / SECTION
Sheet No.



March 19, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Conditional Use Permit / Stonecrest Live-Work CUP
Files #'s CU-24-01

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for

adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA

58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 19, 2024

Shawn Nickel
Planning Director & Zoning Administrator
City of Star Planning & Zoning
10769 West State Street
Star, Idaho 83669

VIA EMAIL

Development Application	CU-24-01
Project Name	Stonecrest Subdivision
Project Location	South side of SH-44 at MP 9.65 (12550 W Goldcrest St); Star, Idaho
Project Description	10 Unit live-work condominium building consisting of 12,000 – 24,000sqft of commercial use and residential use.
Applicant	Chris Todd, Green Mountain RP, LLC.

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

1. This project abuts the State Highway system.
2. Traffic generation numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

If you have any questions, you may contact me at 208-334-8330.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
Niki.Benyakhlef@itd.idaho.gov

Shawn Nickel

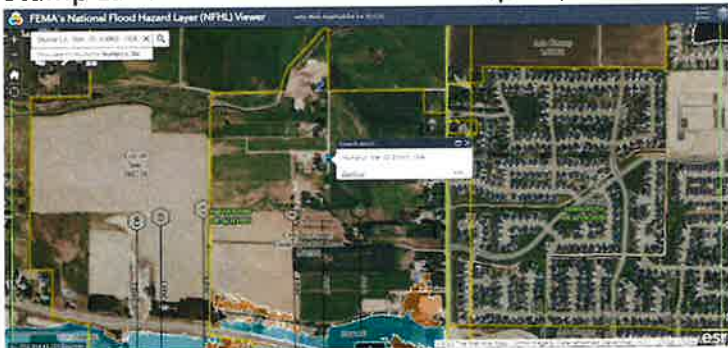
From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Tuesday, March 26, 2024 12:33 PM
To: Shawn Nickel
Cc: Ryan Morgan
Subject: re Agency Transmittals - Subdivisions, etc.
Attachments: Agency Transmittal - Mary Joseph Watson Annexation.pdf; Agency Transmittal - Stoencrest Live-Work CUP (003).pdf

Shawn,

12550 W. Goldcrest Street is not in the floodplain; therefore I have no comments.



Stump Lane is not located in the floodplain; therefore I have no comments.



I am working part-time & generally available from 9:00 a.m. to 1:00 p.m. Monday through Thursday.

Thank you,
Maureen O'Shea, AICP, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
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Boise, ID 83720-0098
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