



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: August 20, 2023 – PUBLIC HEARING

FILE(S) #: AZ-25-03 – Annexation & Zoning
DA-25-05 – Development Agreement
CU-25-03 – Conditional Use Permit Cellars at Rivers Edge

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:

Denise & Scott Smith
6390 Schmidt Lane
Star, Idaho 83669

Representative:

Mike Walker
Mansions & Makeovers
P.O. Box 1621
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning (Commercial C-2), a Development Agreement, and a Conditional Use Permit for an Event Center. The property is located at 6926 Highway 44, Star, Idaho, Canyon County and consists of 2.02 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of Highway 44 east of Blessinger Road. Canyon County Parcel Number R340170000.

Existing Site Characteristics: The property has been used as single family residential and agricultural with outbuildings.

Irrigation/Drainage District(s): Middleton Irrigation Association Inc.
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not located in a Special Flood Hazard Area.

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 – Yes.
- ★ Riparian Vegetation – None.
- ★ Steep Slopes – None.
- ★ Stream/Creek – None.
- ★ Unique Animal Life – No unique animal life has been identified.
- ★ Unique Plant Life – No unique plant life has been identified.
- ★ Unstable Soils – No known issues.
- ★ 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	April 17, 2025
Neighborhood Meeting Held	April 17, 2025
Application Submitted & Fees Paid	July 11, 2025
Application Accepted	July 22, 2025
Residents within 300' Notified	July 30, 2025
Agencies Notified	July 22, 2025
Legal Notice Published	August 2, 2025
Property Posted	August 8, 2025

HISTORY

The city does not have any previous land use history for this parcel.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (Canyon County)	Commercial/Industrial Corridor	Single Family Residential/Ag
Proposed	General Commercial District (C-2)	Commercial/Industrial Corridor	Wine Bar/ Speakeasy/Event Center
North of site	Commercial (C-2)/Residential (R-5-PUD-DA)	Estate Urban Residential	Bare Ground/Ag Approved as Rooster Hollow (Now a developing Sports Complex)
South of site	Commercial (C-1)	Commercial	Single Family Residential/Ninja Kitty Fireworks
East of site	Agricultural (Canyon County)	Agricultural (Canyon County)	Single Family Residential
West of site	Agricultural (Canyon County)	Agricultural (Canyon County)	Single Family Residential

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-1: ANNEXATION AND ZONING; REZONE:

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.
2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone

shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
2. The map amendment complies with the regulations outlined for the proposed district;
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
5. The annexation (as applicable) is in the best interest of city.

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:

(C-2) GENERAL COMMERCIAL DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	C-2
Bar/Tavern/Lounge/Drinking Establishment	P
Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Retail Store/Retail Services	P

Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

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

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

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

B. Standards: The following standards shall apply for off street vehicle parking for nonresidential uses:

Event/Entertainment Facility	Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats or as otherwise required with conditional use permit
Food and Beverage Sales	1 per 250 square feet of gross floor area
Offices, Business and Professional	1 per 250 square feet of gross floor area
Restaurants, Dining Rooms, Taverns, Nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet of dance floor

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.

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.
2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.
3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.
4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.
3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Commercial

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

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.

- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and zoning request to General Commercial District (C-2) on the applicant's property will allow for the development of the property in a manner that will be consistent with the current Comprehensive Plan. The intent of the applicant is to use the property as an event center that will include a wine bar, a bar/tavern that will be marketed as a "Speakeasy" type bar along with miscellaneous office and storage space. Sewer and Water services from Star Sewer and Water District are not currently available. The site is serviced by a well and septic. Future plans exist to have services in close to proximity to the property that will allow the applicant the opportunity to connect to sewer and water as appropriate.

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for the event center consisting of multiple buildings on the same parcel. Building #1 will be a two-story remodel of the existing home. The first floor will be the wine bar and consist of approximately 2,011 square feet. The second floor will be office space of approximately 1,300 square feet.

Building #2 will be used as a bar/tavern and consist of approximately 1,400 square feet. This will be a separate building from the wine bar or the event center. This building is existing and will be remodeled.

Building #3 will be one story, approximately 4,000 square feet and built to serve as the event center. All buildings when built will be open to the public and age restricted as appropriate. The applicant is also proposing a separate storage building of approximately 3,000 square feet (existing building), and a separate restroom facility of approximately 500 square feet (new building). There will also be multiple shade structures/areas.

The applicant has proposed specific types and number of events within their application narrative as follows:

Events: *There will be a maximum number of guests on the premises of 250 at any given time. Events under 125 will be unlimited. Events between 126 and 250 will be limited to 24 annually. Events are defined as: Non-Operational activities that are either advertised and ticketed or are private. These are events for which the reason for attending is the event, not for the enjoyment of the wine bar or speakeasy. Events include but are not limited to concerts, fundraisers, car shows, Christmas parties, business meetings or team building events, fun runs, art shows, birthdays, weddings, engagement parties, etc.*

Section 8-5-15 Specific Use Standards for Events/Entertainment Facilities provides General Standards for this use including:

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.
3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

Noise is always a concern with event centers, especially when adjacent to residential uses. Staff will request Council place conditions of approval to address noise and hours of operation on all events for the purpose of protecting the public from adverse impacts associated with the facility. These will include:

- Limiting the applicant to the number of events requested unless Council modifies the number;
- Requiring all events to conclude at 10pm to coincide with the City and County noise ordinances, unless further modified by Council.

The Unified Development Code (UDC) Section 8-4B-3 provides the parking guidelines for commercial uses. The office area and wine bar are required to have 1 parking space for every 250 square feet gross-floor area. The bar/tavern (speakeasy) requires 1 parking space for every 150 square feet of gross floor area. The event center calls for 1 space for every 200 square feet of gross floor area.

Building #1

Wine Bar and Office Space – 3,311 total s.f. / 250 = 14 spaces

Building #2

Bar/Tavern – 1,400 total s.f. / 150 = 10 spaces

Building #3

Event Center – 4,000 total s.f. / 200 = 20 spaces

Total spaces required for all buildings = 44

The applicant is proposing 48 total parking spaces, 6 of which will be ADA accessible, exceeding the code requirement. The applicant is working on a plan to maximize parking on the property and add additional spaces. A concept plan has been included with the

application that will require working with Staff on compliance with code requirements. The number of overall allowed patrons on the property will be limited to the ability to park the facility at its maximum potential. Staff will draft conditions of approval to help facilitate the facility as it is developed in phases. The initial phase will have ample parking for the bar and retail, with small events. When the larger events are planned at the event center, additional parking, either shared with an adjoining parcel, or through bussing from an off-site location, will be conditioned to ensure that adequate parking is available to accommodate the desired amount of guests at the events.

Table 8-4B-2(a) requires parking stalls at a 90-degree angle to be nine feet (9') wide by twenty feet (20') long. The proposed site plan calls out correct dimensions on the parking stalls. UDC Section 8-4B-2(3)A states "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) fee is added to the width of the sidewalk or landscape area, and the additional area is planted in ground cover. The parking spaces next to the landscape strip are a minimum of twenty feet (20') deep, satisfying code.

UDC Section 8-4B-2 requires all drive aisles to be a minimum of twenty-five feet (25') wide or as required by the fire code..." All drive aisles meet or exceed the required width.

Staff is working with the applicant on the parking and circulation patterns within the development, including aisle widths, and will finalize approval during the zoning certificate/design review process. The applicant will meet all requirements of the Unified Development Code.

Unified Development Code Section 8-8C-2 discusses parking requirements and parking lot landscaping. Paragraph K section B-3 states "Provide a minimum five foot (5') wide perimeter landscaped strip between the property lines and the parking lot and plant a minimum of one shade tree per thirty-five (35') linear feet of perimeter, unless the adjacent project has required trees planted, as determined by the administrator." Staff has advised that the eastern property line should be densely planted to help buffer noise and light. The applicant will need to provide an updated landscape plan for review/approval during the zoning certificate process. Per Section 8-5-15 Specific Use Standards for Events/Entertainment Centers, a six-foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district. Council may consider this as a condition of approval.

Primary site access will come from Highway 44 at this time. There is a chance that future access may be restricted or removed, and access will need to come from the north of the property, once a future access road is built. ITD will have the responsibility of managing the access points for the property.

The applicant has provided exterior elevations and color renderings with this packet. The buildings associated with the events center, together with the bar/tavern and retail aspects of the use will need to go through the Design Review process as part of a Zoning Certificate, separate from this application.

The applicant has not asked for any setback waivers, and the site plan is compliant with the required Commercial setbacks.

The Applicant has not provided any specification on site or building lights. The Applicant shall work with Staff on a site lighting plan and obtaining approval on site/building lights.

The applicant has stated that the use of food trucks will be part of the overall concept for the facility. Staff will condition the event center to allow for food trucks, and will require an updated site plan to indicate the exact location.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Access to Site
- Landscaping and Fencing
- Land Uses within the Application
- Future Zoning Certificates and Design Review
- Noise
- Number of Events
- Hours of Operation
- Parking for Future Events
- Food Trucks
- Phasing of the Facility

AGENCY RESPONSES

Star Fire District
ITD

July 22, 2025
August 5, 2025

PUBLIC RESPONSES

No public responses have been submitted.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed annexation, development agreement and conditional use permit 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.

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:

ANNEXATION & ZONING FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the Estate Residential District is to provide for development suitable primarily for residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

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

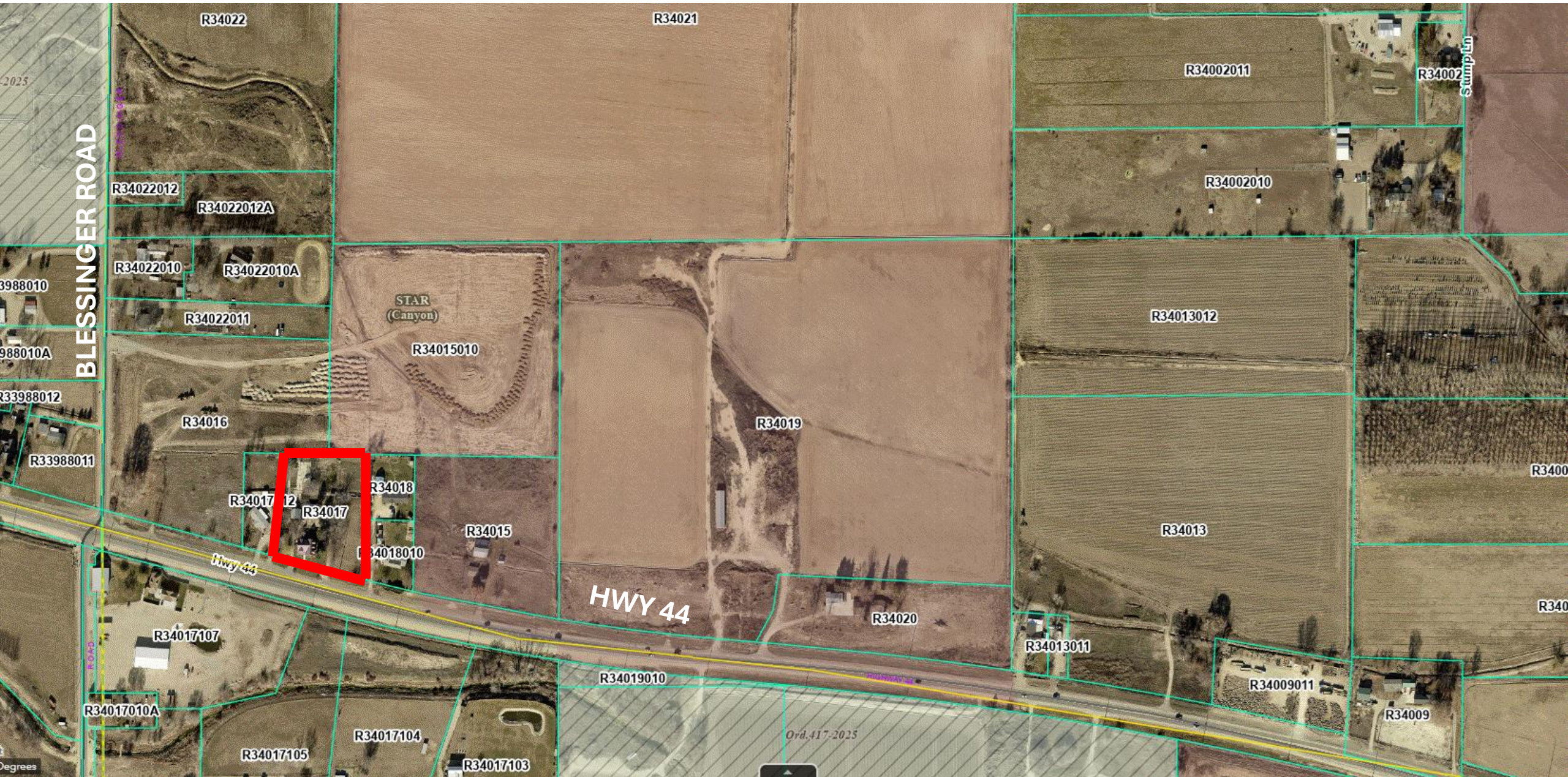
1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The following conditions shall apply to the approved event center and be included as part of the Council approvals:
 - a) Phasing of the entire facility
 - b) Hours of Operation for Events
 - c) Compliance with Noise Ordinance
 - d) Number of Events based on provided parking
 - e) Requirement for future Zoning Certificates and Design Review for all buildings and future uses
 - f) Revised Landscape & Site Plan showing lighting, parking, landscaping, fencing, food truck location
 - g) Additional conditions as required by Staff and/or Council
3. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight, site and building light design that meets city standards prior to Building Permit.**
4. **Applicant shall submit an application for Certificate of Zoning Compliance and go through the design review process separate from this application/review, prior to starting construction.**
5. **The applicant shall provide a final landscape and parking plan to Staff for review and approval as part of the Zoning Certificate process that complies with all code requirements.**
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. 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.**
8. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
9. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
10. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
11. Any additional Condition of Approval as required by Staff and City Council.
12. Any Conditions of Approval as required by Star Fire Protection District.

13. The property associated with this approved annexation and 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.
14. In the event that issues arise during operation of the event center regarding noise, lighting, parking or other items brought up by neighboring property owners or observed by Staff, the applicant shall work with Staff on reasonable remedies to these issues.

COUNCIL DECISION

The Star City Council _____ File Number AZ-25-03, DA-25-05, CUP-25-03, for Cellars at Rivers Edge on _____, 2025.

VICINITY MAP



**THE CELLARS AT RIVER'S EDGE
WINE BAR, SPEAKEASY, AND EVENT CENTER
ANNEXATION AND ZONING/REZONING,
MASTER SITE PLAN APPLICATIONS
WRITTEN NARRATIVE**

Dated: 7/15/25

Introduction:

Scott and Denise Smith hereby file the following applications:

- Annexation and Zoning-Rezone Application
- Conditional Use Permit Application

All documents relate to one 2.02-acre parcel located at 6926 Highway 44, Star, ID. Future improvements include changes to the buildings and the addition of the event center. The Land Use Map Designation in the Star Comp Plan states that the parcel location is proposed for commercial/industrial. The parcel is located off the north side of Highway 44, approximately 3 miles west of Star Road. The property borders a currently undeveloped sports complex (Rooster Hollow) to the North, two residences to the East, one residence to the West, and Boise River Estates and Ninja Kitty Fireworks to the South.

Existing Use on the Property:

Property currently operates as a residence.

Comprehensive Plan and Surrounding Land Uses:

The City of Star's Land Use Map designates the area as Commercial/Industrial (C2). The applicant is requesting annexation and zoning to C2. The surrounding uses within the immediate area are as follows: North-R5-DA/R5-PUD-DA; East-Canyon County RR; West-Canyon County RR; South-Canyon County RR. State Highway 44 borders property along the South side. Additionally, High Desert Station is located .5 miles to the North. Strickland Stone is located .5 mile to the East. Ninja Kitty Fireworks is 500 yards to the Southwest, and Mid-Star Firearms is 3 miles to the West. New large projects including Rooster Hollow, Terramor Subdivision, and Boise River Estates surround the property. The property is in the proposed commercial corridor between the City of Star and the City of Middleton.

Annexation and Rezone:

The applicant is requesting annexation into the City of Star with zoning of C2. The property borders Rooster Hollow, which is currently annexed into the City of Star. Property will be used as described. Star's current comprehensive plan for Commercial/Industrial zoning in this area states that a commercial business is a permitted use. This area along Hwy 44 is one of the busiest corridors in the State of Idaho, and is very well set up for commercial and recreational businesses and activities.

Wine Bar Description:

The Cellars at River's Edge consists of 2.02 acres. The project as it currently exists, has a primary residence, detached 3-car garage, and milking barn. The project when completed will have a wine bar, speakeasy, and event center with outdoor seating and patio areas. The applicant shall phase the buildings and amenities as needed. The first building will start within one (1) year, however,

subsequent buildings will be built or renovated as required with no planned start date and could be as much as 5 years or longer between additional buildings.

Events: There will be a maximum number of guests on the premises of 250 at any given time. Events under 125 will be unlimited. Events between 126 and 250 will be limited to 24 annually. Events are defined as: Non-Operational activities that are either advertised and ticketed or are private. These are events for which the reason for attending is the event, not for the enjoyment of the wine bar or speakeasy. Events include but are not limited to concerts, fundraisers, car shows, Christmas parties, business meetings or team building events, fun runs, art shows, birthdays, weddings, engagement parties, etc.

Operational Wine Bar/Speakeasy Activities: Operational activities are activities that are part of the normal operations of a wine bar or speakeasy. They may be ticketed, for example, such as with wine tasting events or dinners, wine education classes, paint and sips, or industry-related events such as Savor Idaho or Wine Release activities. Other operational activities which may or may not be ticketed include but are not limited to Wine Club Releases, wine industry meetings or other holiday offerings and/or promotions, for example, special pairings which often coincide with holidays, 2 for 1's, and special tastings, etc.

Also included in operational wine bar/speakeasy activities are food trucks, pop-up vendors, and the hiring of musicians for the enjoyment of our guests. Operational Wine Bar and Speakeasy Activities are unlimited.

Personal Activities: Any activities that would normally be allowed by a resident are still permitted by the caretakers who maintain the property.

Landscaping and Buffering: Landscaping is shown on the master landscape plan. The property already includes extensive shrubs, bushes, trees and plants. A landscaped berm is proposed on the south side of the property along Highway 44, with additional landscaping planned along the north and west sides of the property. Any additional landscaping will be per the master landscape plan.

Road Materials: Road materials to be dustless products, but shall not be required to be paved except as required by ADA Code.

Sewer and Water Facilities:

The property currently operates with its own water and two septic systems. A single well provides both domestic, commercial, and agriculture purposes. The property does not currently access Star Sewer and Water. Once the city sewer and water are accessible, usage will be routed through the City of Star Sewer and Water Department for approval. Septic systems will be operated and installed in conjunction with Star Sewer and Water Department.

Transportation:

The project has been designed in compliance with the Idaho Transportation Department. A traffic study has not been completed at this time; however, in correspondence with ITD it has been requested that the horseshoe driveway usage be discontinued and a 40-foot approach off of Highway 44 be installed. Additionally, the City has provided information on future plans to include a road to the North of the current property that will connect with Blessinger Road. We have integrated

this information into our site plan with a new entrance/exit on the North side of the property. Once the road to the North is complete, we will redirect traffic from our Highway 44 entrance to the entrance on the North side of the property. This part of the project will be engineered in accordance with the City of Star.

Traffic Impact Study:

A traffic impact study will be prepared for the project prior to annexation and submitted to the Idaho Transportation Department for review and approval. Based on the proposed expansion of Highway 44 adjacent to the property, we do not anticipate River's Edge operations will have any significant impact on SH 44.

Irrigation And Drainage:

The property is currently operated from a single well. This well is used for all commercial, domestic, and irrigation purposes. A future well may be built at some time. All surface drainage and storm water will remain on the property.

Floodplain:

No portion of the project resides within a floodplain.

Amenities:

The property consists of approximately 2.02 acres of mature landscaping, two artisan water fed ponds, and will provide wine, beer and spirit consumption, club events, a serene, peaceful setting for weddings, concerts, and small group outings for the community. It is intended that the property remain a rural feeling landscape for the community to enjoy.

Master Site Plan:

Overall Master Site Plan Data:

Total Site Area: 2.02 acres

Proposed Zoning: C2

Wine Bar Use: Conditional

Speakeasy Use: Conditional

Event Center Use: Conditional

Office/Training Room Space: 2nd floor of Wine Bar 1300 sf

Wine Bar: 1st floor of Wine Bar 2011 sf

Speakeasy: 1 structure of up to 1400 sf

Event Center: 1 structure of up to 4000 sf

Additional Storage Building: 1 structure of up to 3,000 sf

Restroom Facilities: 1 structure of up to 500 sf

Gazebos and shade areas: multiple

General Parking: 59 spaces

Handicap Parking: 6 spaces

See Exhibit A for elevations for the proposed wine bar.

The property is designated as allowed use for commercial/industrial use. The project complies with the applicable provisions of the comprehensive plan, and with the regulations outlined for the proposed district. The project shall not be materially detrimental to the public, health, safety and welfare, and shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city of Star.

Annexation of 6926 Hwy 44 with its proposed usage will be a great attribute to the city of Star, bringing in much-needed recreational activities to the fast-growing community.

The proposed application for Annexation is consistent with the elements of the comprehensive plan, provide a commercial component consistent with the future growth and development of the city, is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map, is consistent with its unified development code, and is in the best interests of the city of Star.

Pertaining to our conditional use permit application, the site is large enough to accommodate the proposed use and meet all dimensional and development regulations. The proposed use meets the basic intent of the Star comprehensive plan, and as proposed, in compliance with it. The design, construction, operation and maintenance of property, currently and as proposed, is and will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity. The current and proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity. The current and proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police, fire protection, drainage structures, refuse disposal, water and sewer.

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

Thank you, in advance, for your review of these applications.

Scott and Denise Smith
6926 Hwy 44
Star, ID 83669
(937) 901-2620 (Scott)
(937) 901-3456 (Denise)



City of Star
P.O. Box 130
Star, Idaho 83669
P. 208-286-7247

ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner _____ Representative _____

Applicant Name: Denise & Scott Smith
Applicant Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Owner Name: Denise & Scott Smith
Owner Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

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

Contact: Mike Walker Firm Name: Mansions & Makeovers
Address: P.O. Box 1121 Eagle Zip: 83616
Phone: 208-350-9045 Email: mansionsidaho@gmail.com

Property Information:

Site Address: 6926 Hwy 44 Parcel Number: R 340170000
Total Acreage of Site: 2.02
Total Acreage of Site in Special Flood Hazard Area: None
Proposed Zoning Designation of Site: Commercial

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	<u>Res</u>	<u>residential</u>	<u>Residential</u>
Proposed	<u>CA</u>	<u>commercial/industrial</u>	<u>Commercial</u>
North of site	<u>R5-DA/R5-PUD-DA</u>	<u>estate urban res</u>	_____
South of site	<u>Res</u>	<u>commercial/industrial</u>	_____
East of site	<u>Res</u>	<u>commercial/industrial</u>	_____
West of site	<u>Res</u>	<u>commercial/industrial</u>	_____

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No Known areas
Evidence of Erosion - No Known areas
Fish Habitat - No Known areas
Floodplain - No
Mature Trees - Yes
Riparian Vegetation - None
Steep Slopes - None
Stream/Creek - None
Unique Animal Life - No unique animal life has been identified
Unique Plant Life - No unique plant life has been identified
Unstable Soils - No known issues
Wildlife Habitat - No wildlife habitat has been developed or will be destroyed
Historical Assets - No historical assets have been observed

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: <u>Apr 17, 2025</u>	
✓	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.) Date of Neighborhood Meeting: <u>Apr 17, 2025</u>	
	Completed and signed Annexation & Zoning/Rezone Application	
✓	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u>David B. Smith</u>	
✓	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, Highway District #4) has issued a staff report/review on the development application. <u>Niki 208-334-8337 or 208-296-9750</u>	
✓	If the Annexation & Zoning or Rezone request is accompanied by a preliminary plat and/or site plan, building elevations shall be included with the application.	
✓	Fee: (Include Development Agreement Fee). Please contact the City for current fees. 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 proposed project (must be signed by applicant)	
✓	Legal description of the property to be annexed and/or rezoned:	

✓	• Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal.	
✓	Recorded warranty deed for the subject property	
N/A	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.	
✓	Vicinity map showing the location of the subject property with minimum 1-mile radius	
✓	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, <u>a conceptual development plan for the property is required.</u>	
✓	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	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 entire property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels (additional fee required).	
✓	Electronic versions of all submitted application materials including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	
	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT:**

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

Amber R. Smith
Applicant/Representative Signature

Jul 15, 2025
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
COUNTY OF _____) ss

I _____,
(name) (address)

(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to _____,
(name)

(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

CONDITIONAL USE PERMIT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Denise & Scott Smith
Applicant Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Owner Name: Denise & Scott Smith
Owner Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

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

Contact: Mike Walker Firm Name: Mansions & Makeovers
Address: P.O. Box 1021 Eagle Zip: 83616
Phone: 208-350-9045 Email: mansionsidaho@gmail.com

Property Information:

Site Address: 6926 Hwy 44 Parcel Number: B340170000
Requested Condition(s) for Conditional Use: To establish a wine bar,
speakeasy, and event center.

	Zoning Designation	Comp Plan Designation
Existing	<u>Res</u>	<u>Res</u>
Proposed	<u>C2</u>	<u>Commercial</u>
North of site	<u>RS-DA</u> <u>RS-PUD-DA</u>	<u>Estate Urban Res</u>
South of site	<u>Res</u>	<u>Commercial</u>
East of site	<u>Res</u>	<u>Commercial</u>
West of site	<u>Res</u>	<u>Commercial</u>

Site Data:Total Acreage of Site: 2.02Proposed Percentage of Site Devoted to Bldg Coverage: approx 11,000 SF 20%Proposed Percentage of Site Devoted to Landscaping: 50%Number of Parking spaces: Proposed 56 + 6 handicap Required 60Requested Front Setback: 10' Requested Rear Setback: 10'Requested Side Setback: 10' Requested Side Setback: 10'Requested Side Setback: 10'Existing Site Characteristics: mature trees, 2 ponds (artisan-fed)
3 existing bldgs, partially fencedNumber and Uses of Proposed Buildings: 4 bldgs - wine bar, speakeasy, storage, event centerLocation of Buildings: see site planGross Floor Area of Proposed Buildings: approx 11,000 SFDescribe Proposed On and Off-Site Traffic Circulation: traffic will enter off Hwy 44 & immediately be directed to the parking lot. Lot is primarily one way. emergency access is located on west side of property.Proposed Signs - number, type, location: 4, 3x5 attached to boulders at North and South entrances
(include draft drawing)

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

Potable Water - wellIrrigation Water - wellSanitary Sewer - septicSchools - StarFire Protection - StarRoads - ITD**Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision/Project Name: _____ Phase: _____

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

- N/A
- 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.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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. <i>Apr 17, 2025</i>	
✓	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.) <i>Apr 17, 2025</i>	
✓	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.	
N/A	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, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> 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: ➤ 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.**

Demetri R Smith

Jul 15, 2025



9628 W. State Street
Star, ID 83669
Phone: (208) 286-0378

9628 W. State Street
Star, ID 83669
Phone: (208) 286-0378

SPACE	SQ. FT.
MAIN	
GARAGE	

CONTRACTOR

MASTER SITE PLAN

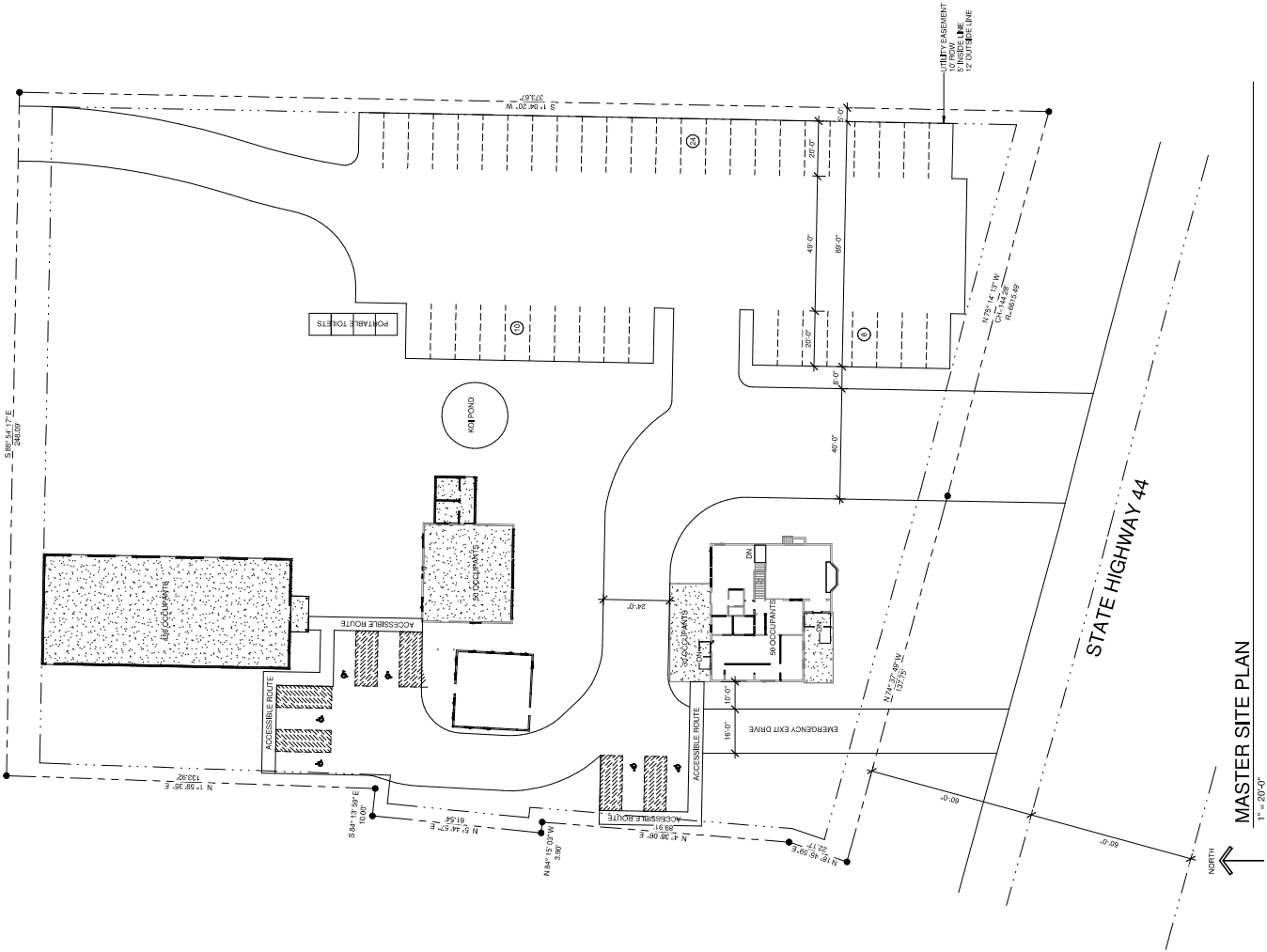
PARCEL # 6926 HWY 44

CANYON COUNTY STAR IDAHO

Project	Date
25-068	06.16.2025

Sheet

AS1



MASTER SITE PLAN
1" = 20'-0"

CONCEPTUAL
LANDSCAPE/SITE PLAN



Existing Trees		
Number	Species	Treatment
#1	Walnut	Preserve & Protect
#2	Walnut	Preserve & Protect
#3	Walnut	Preserve & Protect
#4	Silver Maple	Preserve & Protect
#5	Silver Maple	Preserve & Protect
#6	Silver Maple	Preserve & Protect
#7	Silver Maple	Preserve & Protect
#8	Silver Maple	Preserve & Protect
#9	Silver Maple	Preserve & Protect
#10	Silver Maple	Preserve & Protect
#11	Silver Maple	Preserve & Protect
#12	Silver Maple	Preserve & Protect
#13	Autumn Blaze Maple	Preserve & Protect
#14	Columnar Colorado Spruce	Preserve & Protect
#15	Russian Olive	Preserve & Protect
#16	Spruce	Preserve & Protect
#17	Pine	Preserve & Protect
#18	Pine	Preserve & Protect
#19	Tree of Heaven	Preserve & Protect
#20	Weeping Willow	Preserve & Protect
#21	Cherry	Preserve & Protect
#22	Apple	Preserve & Protect
#23	Apple	Preserve & Protect
#24	Apple	Preserve & Protect
#25	Apple	Preserve & Protect
#26	Apple	Preserve & Protect
#27	Apple	Preserve & Protect
#28	Apple	Preserve & Protect
#29	Apple	Preserve & Protect
#30	Apple	Preserve & Protect
#31	Apple	Preserve & Protect
#32	Apple	Preserve & Protect
#33	Apple	Preserve & Protect

LANDSCAPE LIGHTING LEGEND

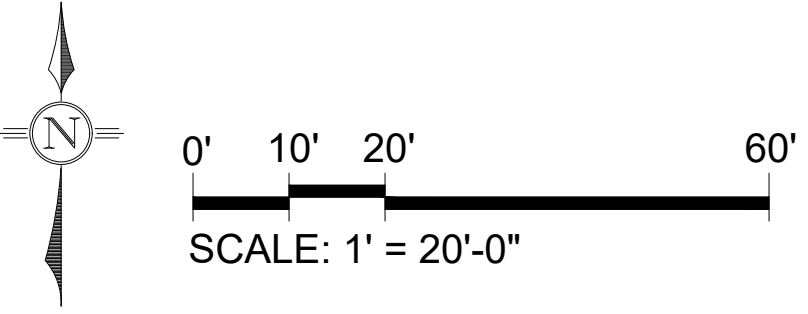
SYMBOL	QUANTITY	PRODUCT
■	2	TRANSFORMER
▼	4	BULLET LIGHT
●	26	PATHWAY LIGHT

MATERIAL LEGEND

EXISTING & PROPOSED LAWN KENTUCKY BLUEGRASS/RYE SOD	DRIVEWAYS & PARKING LOT ¾" CHIPPED ROCK
NATIVE GRASS AREA AROUND POND CREEPING RED FESCUE	PROPOSED WALKWAYS & PATIOS FLAGSTONE
PLANTER BEDS MEDIUM BLACK AND TAN	HANDICAP PARKING STALLS ASPHALT

PLANT LEGEND						
Qty	Plant ID	Common Name	Botanical Name	Mature Size	Sun Exposure	Size
1	AP	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'	15'-20' tall and wide	Partial to Full Sun	2" caliper
4	AF	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	50' tall x 40' wide	Full Sun	2" caliper
1	CE	Hybrid White Flowering Dogwood	Comus 'Eddie's White Wonder'	20' tall and wide	Partial Sun	2" caliper
5	MS	Spring Snow Crabapple	Malus 'Spring Snow'	15'-20' tall and wide	Partial Sun to Full Sun	2" caliper
1	PS	Snow Fountains Weeping Cherry	Prunus x 'Snowfozam'	8'-15' tall x 6'-8' wide	Full Sun	2" caliper
9	PC	Chanticleer Pear	Pyrus calleryana 'Glen's Form'	30'-35' tall x 15' wide	Full Sun	2" caliper
1	SP	Prairie Cascade Willow	Salix pendula 'Prairie Cascade'	30'-40' tall and 30'-35' wide	Full Sun	2" caliper
4	CN	Weeping Alaskan Cedar	Chamaecyparis nootkatensis 'Pendula'	25'-30' tall x 10' wide	Full Sun to Part Shade	7'-8' tall
2	PA	Cupressina Spruce	Picea abies 'Cupressina'	20'-30' tall x 4'-5' wide	Full Sun	7'-8' tall
8	PP	Baby Blue Eyes Spruce Shrubs	Picea pungens 'Baby Blue Eyes'	15'-30' tall x 15' wide	Partial Sun to Full Sun	7'-8' tall
20	CA	Ivory Halo Dogwood	Comus alba 'Bailhale'	5'-6' tall and wide	Partial to Full Sun	5 gallon
17	EA	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5'-7' tall x 6'-8' wide	Full Sun	5 gallon
70	HP	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	3'-5' tall and wide	Partial to Full Sun	5 gallon
7	RR	Pink Double Knock Out	Rosa x 'Radtkepink'	3'-4' tall and wide	Full Sun	2 gallon
9	SC	Canyon Blue Arctic Blue Leaf Willow Perennials	Salix purpurea 'Canyon Blue'	4'-5' tall x 3'-4' wide	Full Sun	5 gallon
143	CK	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3'-4' tall x 1.5'-3' wide	Full Sun	1 gallon
44	EP	Kim's Knee High Echinacea	Echinacea purpurea 'Kim's Knee High'	1'-2' tall and wide	Full Sun to Part Shade	1 gallon
12	HS	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'	2'-3' tall and wide	Partial Sun to Full Sun	1 gallon
2	HM	Blue Satin Rose of Sharon	Hibiscus syriacus 'Marina'	6'-8' tall x 4'-6' wide	Full Sun	5 gallon
14	HF	First Frost Hosta	Hosta x 'First Frost'	16" tall x 36" wide	Full to Partial Shade	1 gallon
5	HJ	June Hosta	Hosta x 'June'	12" tall x 2.5' wide	Full Shade to Partial Sun	1 gallon
100	LA	Martha Roderick Lavender	Lavandula angustifolia 'Martha Roderick'	1.5' tall x 2.5' wide	Full Sun	1 gallon
7	MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	6'-8' tall x 3'-5' wide	Full Sun	1 gallon
71	PL	Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'	1'-2' tall and wide	Full Sun	1 gallon
32	CM	Ice Dance Japanese Sedge	Carex morrowii 'Ice Dance'	1' tall and wide	Partial Shade to Filtered Sun	1 gallon
6	PQ	Virginia Creeper	Parthenocissus quinquefolia	Indefinitely spreading vine	Full Sun	1 gallon

NOTE: THE LOCATION OF PLANT MATERIAL AND LANDSCAPE ELEMENTS IS APPROXIMATE. THE CONTRACTOR WILL DETERMINE THE OPTIMAL LAYOUT OF THE PLANTER BEDS AND PLACEMENT OF PLANT MATERIAL. PLANT SUBSTITUTES MAY BE REQUIRED IF THE PLANT SELECTION IS UNAVAILABLE.



CONTACT DIGLINE
48 HOURS
BEFORE DIGGING
1-800-342-1585 (or 811)

REVISIONS:

NO.	DATE	DESCRIPTION

BOISE LANDSCAPE DESIGN
7633 W PRINCE ST
BOISE, ID 83714
(208) 918-2660

BLD

RIVER'S EDGE EVENT CENTER

LANDSCAPE PLAN

6926 HIGHWAY 44
STAR, ID 83669

SHEET SIZE: ARCH E1 (30"x42")

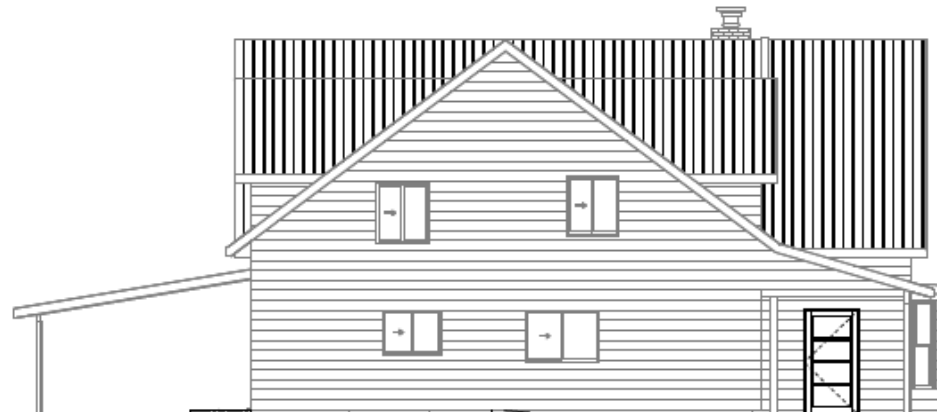
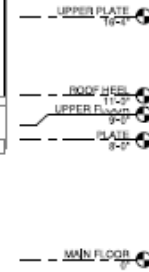
SCALE: 1" = 20'-0"	SHEET NUMBER: L-1
DRAWN BY: B. BENTLER	
CHECKED BY: B. BENTLER	
DATE: 8/13/25	
DATE OF PRINT: 8/13/25	



REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



GARAGE SIDE ELEVATION
1/8" = 1'-0"



8626 W. State Street
Star, ID 83305
Phone: (208) 286-0578

SPACE	SQ. FT.
MAIN	1,628
BASEMENT	1,411
TOTAL	3,037
PATIO	
PORCH	
GARAGE	623

CONTRACTOR

RESIDENCE REMODEL
PARCEL #
6926 HWY 44
CANYON STAR IDAHO
EXTERIOR ELEVATIONS

Project	Date
25-088	05.13.2025

Sheet
A2

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SPACE	SQ. FT.
MAIN	1,826
BASEMENT	1,411
TOTAL	3,237
PATIO	
PORCH	
GARAGE	623

CONTRACTOR

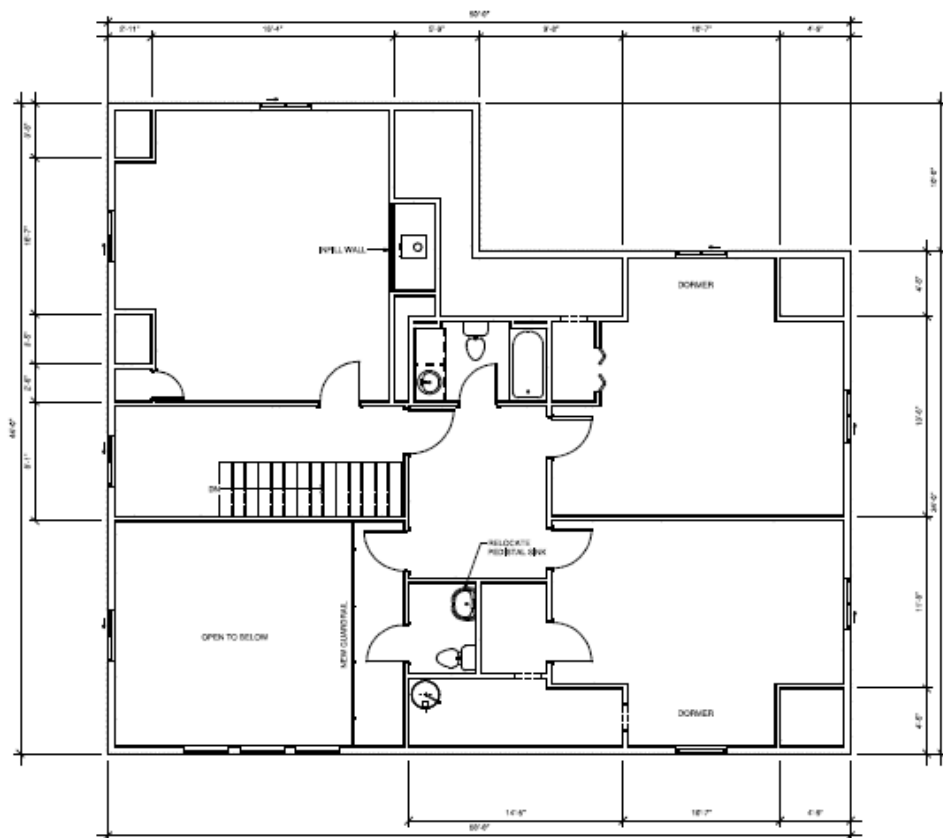
RESIDENCE REMODEL
PARCEL #
6926 HWY 44
CANYON STAR IDAHO

PROPOSED FLOOR PLANS

Project	Date
25-068	06.13.2025

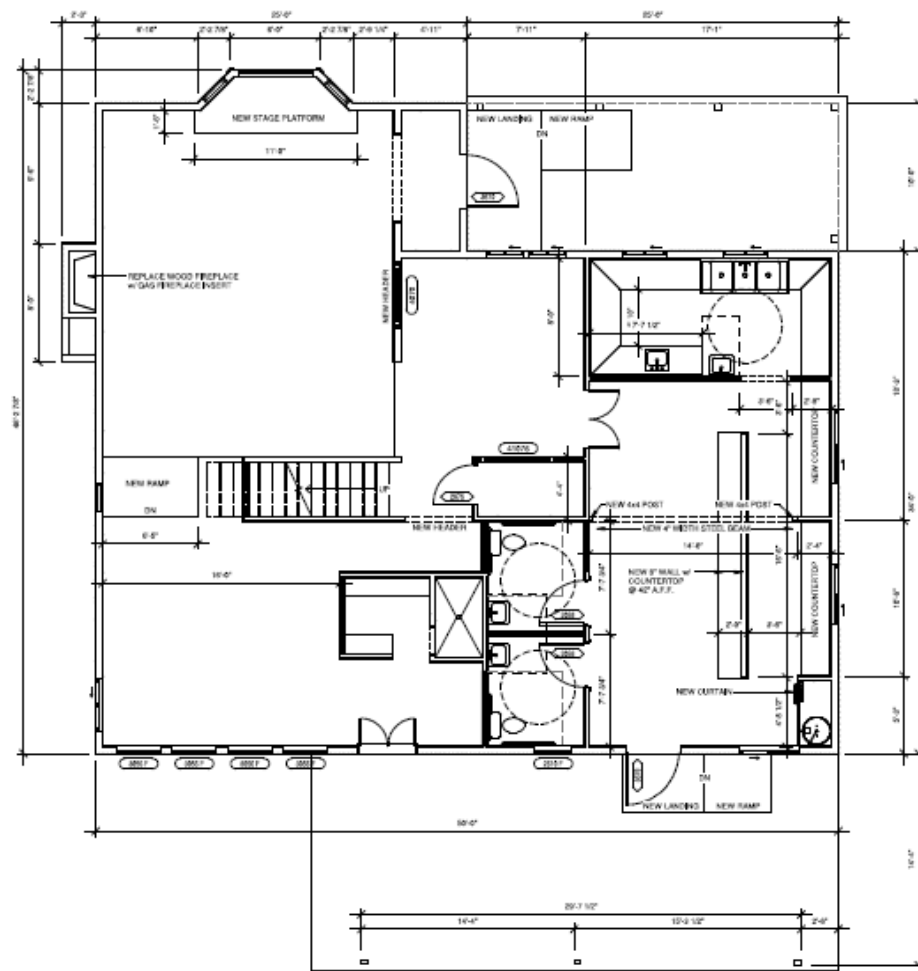
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UPPER FLOOR PLAN

164 = 1'-0"



MAIN FLOOR PLAN

$$1.6^{\circ} = 1.2^{\circ}$$



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

Date: July 22, 2025

To: City of Star Planning & Zoning

From: Victor Islas, Deputy Chief



Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
07/22/2025

Subject: Fire District Comments

File: The Cellars at River's Edge
AZ-25-03 Annexation & Zoning
DA-25-05 Development Agreement
CU-25-05 Condition Use Permit

The Star Fire Protection District reviewed documents provided by the City of Star on July 22, 2025 for the property located at 6926 Highway 44 in Star, Idaho (R340170000).

The Applicant is requesting approval of an Annexation and Zoning (Commercial C-2), Development Agreement and Conditional Use Permit for an Events Facility & Drinking Establishment, located at 6926 Highway 44 in Star, Idaho. The property contains 2.2 acres.

The Fire District has no objection to the application, provided the following conditions are met:

1. CODE OVERVIEW:

- 1.1. This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- 1.2. Any hazardous condition or violation of the International Building Code and/or International Fire Code that is not identified during this review shall not be construed as approval of such condition or violation.

2. FIRE COVERAGE:

- 2.1. This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.7 miles with a travel time of 3 minutes under ideal driving conditions to the entrance of the development.

3. ADDITIONAL COMMENTS:

- 3.1. For the safety of patrons, event attendees, and motorists traveling along State Highway 44, no parking shall be permitted along State Highway 44 at any time. All parking associated with normal business operations or special events must occur entirely on the property of the establishment. This requirement is in place to prevent traffic hazards and ensure safe access for emergency vehicles.
- 3.2. A future entrance to the north shall be established and utilized once a connection is made. This will provide for safer entrance to the property.
- 3.3. An additional review will be conducted during the site construction drawings and building permit phase of this project. At that time the project will comply with the current Fire Code and Codes set forth by the City of Star.
- 3.4. It shall be the responsibility of the applicant to submit appropriate applications and supporting documents to the Fire District for review. Fire District review fees will apply.