



BCA BUILDING CONTRACTORS ASSOCIATION
OF SOUTHWESTERN IDAHO, INC.

"A Tradition of Building Excellence for Over 60 Years"

6206 N. Discovery Way, Suite A

Boise, Idaho 83713

(208) 377-3550

(208) 377-3553 fax

Website: www.bcaswi.org

E-mail: bca@heritagewfi.com



July 16, 2026

Hon. Trevor Chadwick, Mayor
City of Star
107698 West State Street
Star, Idaho 83669

Dear Mayor Chadwick, Councilmembers Salmonsens, Wheelock, Nielsen, and Day,

On behalf of the nearly 700 member companies of the Building Contractors Association of Southwestern Idaho (BCASWI), we appreciate the opportunity to provide comments on the City of Star's proposed Development Code amendments and draft Level of Service Ordinance.

Our association appreciates the willingness of City staff and Mayor Chadwick to engage in direct discussions regarding these proposals. As we shared during those conversations, we remain concerned about the proposed increase of the front setback requirement to twenty-five feet. While we understand the goal of providing greater clearance for pedestrians and bicyclists when larger vehicles are parked in driveways, we question whether there is sufficient data to support applying a uniform setback increase across all residential development to address what appears to be a relatively limited occurrence.

From a homebuilding perspective, increased front setbacks affect far more than driveway length. They impact overall home placement on a lot, rear yard usability, patio and patio cover locations, and the ability to efficiently design homes that meet consumer preferences. Additionally, the added driveway length required by the proposed setback translates directly into increased construction costs. While each individual cost increase may seem modest, they collectively contribute to higher home prices. At a time when housing affordability remains a significant concern for both elected officials and the public, it is important to carefully evaluate any regulation that creates additional costs for future homeowners. In short, there are consequences, likely unintended, associated with increasing setback requirements that should be fully considered, including impacts on development costs, market absorption, material costs, labor costs, and ultimately the sales price of homes.

We would also like to provide feedback on the proposed Level of Service Ordinance. While we appreciate the City's effort to ensure adequate public services accompany growth, we believe the current concept requires substantially more discussion, refinement, and detail before it can become a practical and enforceable policy. As currently drafted, several provisions are vague and leave significant uncertainty regarding how compliance would be measured and applied.

For example, when evaluating whether a proposed development meets a specific fire protection standard or insurance rating, is that assessment based solely on the boundaries of the proposed project, the citywide average once the development is incorporated, or some other methodology? Will service levels be evaluated based on existing conditions, phased development timelines, or full build-out assumptions? Similarly, the ordinance references mitigation measures for fire and police services but does not clearly define what mitigation may be required, how it will be calculated, or how associated costs will be determined.

Beyond these implementation questions, we are concerned that the proposed ordinance could significantly reduce flexibility in the planning and development process. Development often requires the ability to respond to changing market conditions, infrastructure timing, landowner objectives, and community needs. Requirements tied to service level thresholds could make it more difficult to rezone rural land, adapt development plans, or



BCA BUILDING CONTRACTORS ASSOCIATION
OF SOUTHWESTERN IDAHO, INC.

"A Tradition of Building Excellence for Over 60 Years"

6206 N. Discovery Way, Suite A

Boise, Idaho 83713

(208) 377-3550

(208) 377-3553 fax

Website: www.bcaswi.org

E-mail: bca@heritagewfi.com



phase projects in a manner that reflects real-world conditions. This reduced flexibility may unintentionally discourage investment, limit housing opportunities, and make it more challenging to deliver the housing needed to support the City's long-term growth objectives.

We are also concerned that the ordinance may create higher development costs that are difficult to predict early in the entitlement process. Potential infrastructure improvements, school coordination requirements, public facility investments, service mitigation measures, and additional design standards all carry cost implications. While any one requirement may appear manageable in isolation, the cumulative effect can be substantial and ultimately impacts housing affordability and the final cost paid by future homeowners.

Predictability is critical in the development process. Builders and developers rely on clear entitlement processes and reasonably reliable cost assumptions when determining whether a project is financially viable. When potential mitigation requirements and associated costs cannot be anticipated with any degree of certainty, it becomes increasingly difficult to properly budget projects, secure financing, and deliver housing at a marketable price point, let alone an attainable price point. In some cases, unpredictable requirements may jeopardize the feasibility of an otherwise viable development.

Additionally, the proposed ordinance appears likely to extend entitlement timelines by introducing a multi-factor review process that goes well beyond traditional zoning and land use considerations. Evaluating compliance with multiple service-level metrics, coordinating with various service providers, identifying mitigation requirements, and resolving questions regarding applicable standards has the potential to add considerable time to an already lengthy approval process. Delays increase carrying costs, create uncertainty for property owners and developers, and further contribute to rising housing costs.

For these reasons, we respectfully request that the proposed Level of Service Ordinance receive additional review, stakeholder input, and discussion before advancing for adoption. We believe further collaboration can help create a framework that supports responsible growth and adequate public services while maintaining the flexibility, predictability, and affordability necessary to continue delivering housing opportunities within the City of Star.

The Building Contractors Association of Southwestern Idaho looks forward to continuing our partnership with the City of Star on these and other issues of mutual interest. Please contact Executive Officer Jamie Daniels at 208-377-3550 or eo@bcaswi.org, or Government Affairs Director Ken Burgess at 208-861-2052 or ken@veritasadvisor.com with any questions.

Sincerely,

Adam Capell, President
Building Contractors Association of Southwestern Idaho