



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **October 6, 2026 – PUBLIC HEARING**

FILE(S): RZ-26051 – Rezone
DA-26-006 – Development Agreement
CUP-26050 – Conditional Use Permit

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner/Representative:

Kody Daffer
Antonov Star Commercial LLC
2976 E. State Street, Ste. 120
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of a Rezone (C-1), Development Agreement and Conditional Use Permit for a church. The property is located north of W. Chinden Blvd and east of N. Owyhee Storm Avenue in Star, Ada County, Idaho and consists of approximately 3.43 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Chinden Blvd between N. Owyhee Storm Avenue and N. Mystic Creek Avenue. Ada County Parcel No. S0420468675.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	January 29, 2026
Neighborhood Meeting Held	May 29, 2026
Application Submitted & Fees Paid	July 16, 2026
Application Accepted	July 16, 2026
Agencies Notified	September 9, 2026
Legal Notice Published	September 11, 2026
Property Posted	September 24, 2026

HISTORY

August 17, 2021	Council tabled applications for Annexation (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01) and Preliminary Plat (PP-21-12) for Inspirado Subdivision to allow ACHD and ITD time to provide input.
January 11, 2022	Council approved applications for Annexation (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01) and Preliminary Plat (PP-21-12) for Inspirado Subdivision
July 21, 2026	<u>Council approved the applicants request to modify the South of the River Plan Illustrative Map to change the designation of the subject parcel from Compact Residential to Commercial.</u>

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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.

8-1B-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.

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 shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.

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

8-1B-4F. TIME LIMITATIONS AND EXTENSIONS:

1. A conditional use permit, upon council approval, shall be valid for a maximum period of twenty-four (24) months unless otherwise approved by the City Council. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. Once all requirements are satisfied, permits are acquired and the use is commenced, the conditional use permit will become permanent unless otherwise revoked by the city council.
2. A conditional use permit that also requires platting: The final plat must be recorded within this twenty-four (24) month period.
 - a. For projects with multiple phases, the twenty-four (24) month deadline shall apply to the first phase. In the event that the development is made in successive contiguous segments or multiple phases, such phases shall be constructed within successive intervals of one year from the original date of approval. If the successive phases are not submitted within the one-year interval, the conditional use approval of the future phases shall be null and void.
3. Time Extension. Upon written request and filed by the applicant prior to the termination of the period in accord with this subsection F, the administrator may authorize a single, administrative time extension to commence the use not to exceed one (1), twelve (12) month period. The administrator may require the conditional use comply with the current provisions of this chapter. Additional requests must be approved by the council.
 - a. Council approval of requests for time extension for an approved conditional use shall be

determined by the city council at a public hearing and will not be granted if any of the following conditions exist:

- (1) Significant amendments to the comprehensive plan or this unified development code have been adopted that change the basis under which the conditional use permit was granted.
 - (2) Significant changes in land use have occurred in the area that will impact or be impacted by the project.
 - (3) Hazardous conditions have developed or have been discovered that will impact the project.
 4. Community facilities and/or services are no longer adequate to serve the project.
- a. The city council may place additional requirements, modify the previous approval or deny the request for time extension.
 - b. No more than one-time extension may be granted to a single conditional use.

8-1B-4G. TRANSFERS AND MODIFICATIONS:

1. Conditional use permits are an entitlement to the specific property on which the approval was granted and upon property sale the entitlement transfers to the new owner(s) without further application or approval, provided, however, the new owner(s) shall be bound by the same conditions of approval as the original permit holder(s). This is for a specific use and may not be used for other applications.
2. A conditional use permit is not transferable from one property to another.
3. All requested modifications to an approved conditional use shall be considered by the city council at a public hearing. The city council may modify the conditions, limitations and/or scope of the permit.

8-1B-4H. REVOCATION:

1. A conditional use permit may be revoked or modified by the city council, upon notice and public hearing, for breach or violation of any condition of approval or limitation of the permit.
2. If the city council decides to revoke a conditional use permit, either on its own action or upon complaint to the city council, the administrator shall notify the permit holder of its intention to revoke the conditional use permit and provide the permit holder with the opportunity to contest the revocation.
3. Fifteen (15) days' prior notice of the hearing shall be given to the permit holder and all property owners of record (to be obtained from the County Assessor's office) within the radius required in subsection 8-1A-4B of this article.
4. The council shall make findings of fact and conclusions of law supporting its decision to revoke the conditional use permit. If the council decides not to revoke the conditional use

permit, no findings of fact and conclusions of law shall be made.

5. An affected person may appeal the decision of the city council under the administrative procedure act of the state of Idaho, Idaho Code title 67, chapter 52.

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:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

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	MU
Church or place of religious worship	C

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
C-1	35'	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:

Churches and other places of religious assembly	1 for each 5 seats.
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8-5-11: CHURCH OR PLACE OF RELIGIOUS WORSHIP:

Uses that are accessory to churches or other places of religious worship, such as schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district.

Churches conducting activities outside the normal church events are required to complete a temporary use permit stating when and where the activity will take place and who will be in charge of the activity.

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:

- Preserve the family friendly feel of Star.
- 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 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.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

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

- Maintain and develop convenient access and opportunities for shopping and employment activities.
- 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.
- 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:

- Upon review of specific development applications, the Council may approve uses considering that the boundaries of the various land use designations shown on the Land Use Map are contemplated to be slightly flexible based upon existing property lines and other site considerations.
- Update the Area of City Impact boundaries.
- Encourage the city and county(s) to meet on a regular basis to discuss common land use issues within the Areas of City Impact.
- Developments planned in the area where the Star Comprehensive Plan overlays the Comprehensive Plan of adjacent cities should be planned in a coordinated manner to limit conflicts between city jurisdictions.
- Encourage public participation in the land use planning process.
- With regard to land-use planning, property owners and residents within Star's Comprehensive Planning area who live outside the city limits and are not entitled to vote in city elections are encouraged to provide public input for consideration by the City Council.
- Develop processes for public participation and materials that describe the development and public hearing processes.
- Develop a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities.
- Encourage flexibility in site design and innovative land uses.
- In the Neighborhood Residential Land Use Designation property of sufficient size may be developed with a mix of housing types such as single family, two family, and multi-family with appropriate transitioning as referenced otherwise herein and with the gross density not being exceeded.

- Buffer and transition development is to occur between conflicting types of land use.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Amend the code to require tree lined streets where appropriate.
- 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.
- Promote “trip capture,” in new development.
The Star Fire District is encouraged to respond to development applications by advising the city’s Planning Department of the impact that the proposed development will have, if approved, on the standard response time.
- Develop an infill development ordinance.
- Developments will be required to provide groundwater studies where needed to address possible impacts to existing wells or the aquifer.
- 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:

- Update the Zoning and Subdivision Ordinances to be in conformance with the adopted Comprehensive Plan.
- 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.

21.1 – South of the River Planning Area

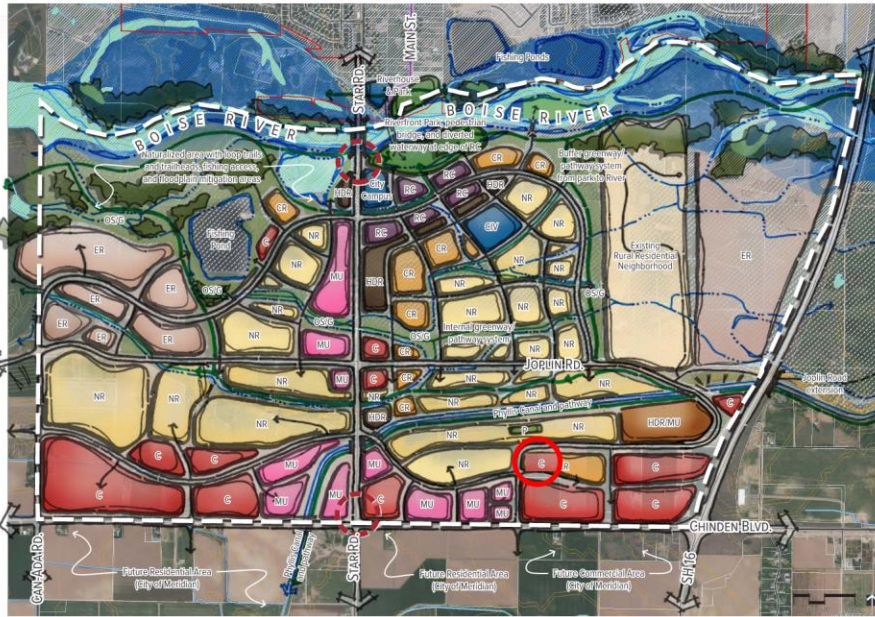
Refer to the South of the River Area Document

ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option.

Map Legend:
ER: Rural Residential
ER: Estate Residential
NR: Neighborhood Residential
CR: Compact Residential
HCR: High Density Residential
RC: Riverfront Center "Main Street"
MU: Mixed Use
HCR/MU: High Density Residential Mixed Use
C: Commercial
P: Parks
CIV: Civic (School, City Facility)
OS/G: Open Space
Greenway

Note: The Illustrative Vision Plan is conceptual in nature, and distribution of land uses, road alignments, and park and school locations may change as development occurs.



PROJECT OVERVIEW

REZONE:

The applicant is requesting approval of a rezone from Residential (R-3-PUD-DA) to Commercial (C-1-DA) on approximately 3.43 acres. The property can be serviced by the Star Sewer and Water District for central sewer and water. This property may need to be annexed into the Star Sewer and Water District. The rezone request includes a development agreement.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the property and associated uses will be 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:

- Future Development of Property (DA shall limit use to Church)
- Future Zoning Certificate and Design Review to Detail Project

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit to construct an approximately 17,500 square foot Church Building on 3.43 acres. The property is currently zoned Residential (R-3-PUD-DA) and a request for a rezone to Commercial (C-1-DA) is included with this application.

The building consists of approximately 11,000 square feet of Assembly Area, approximately 4,100 square feet of office and classroom space with a lobby separating the two areas. Section 8-4B-3 requires a church or place of religious worship to provide 1 parking spot for each 5 seats. The site plan indicates what appears to be adequate parking and ADA spots, however further review will be required at Design Review to insure proper parking is provided.

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.

Access is proposed to be taken from N. Owyhee Drive and from a private drive aisle along the south of the property shared with the development to the south. Further review will be required at Design Review to insure proper access is provided to the property.

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

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

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 proposed landscape plan appears to satisfy these requirements. All street trees should be verified as acceptable under the Treasure Valley Tree Selection Guide.

The proposed building appears to be two stories, and 32 feet high at the tallest point. The building will have brick, stone veneer, stucco, lap siding and two types of metal siding components with charcoal colored aluminum storefronts and awnings. The colors appear to satisfy the design standards outlined in the structural overlay guidelines. The building will go through a Design Review as part of the Zoning Certificate process should Council approve the Conditional Use Permit.

AGENCY RESPONSES		
City Engineer Star Sewer & Water	Checklist Letter	September 23, 2026 September 14, 2026

PUBLIC RESPONSES

No public comments have been received.

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 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

ANNEXATION/REZONE 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 residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

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. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance/design review approval from staff.**
3. **An updated site plan shall be provided at the Design Review that properly calls out all the necessary dimensions (parking spaces, drive aisles, sidewalks) as part of the approval process.**

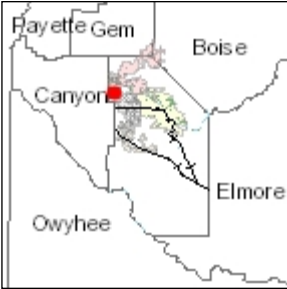
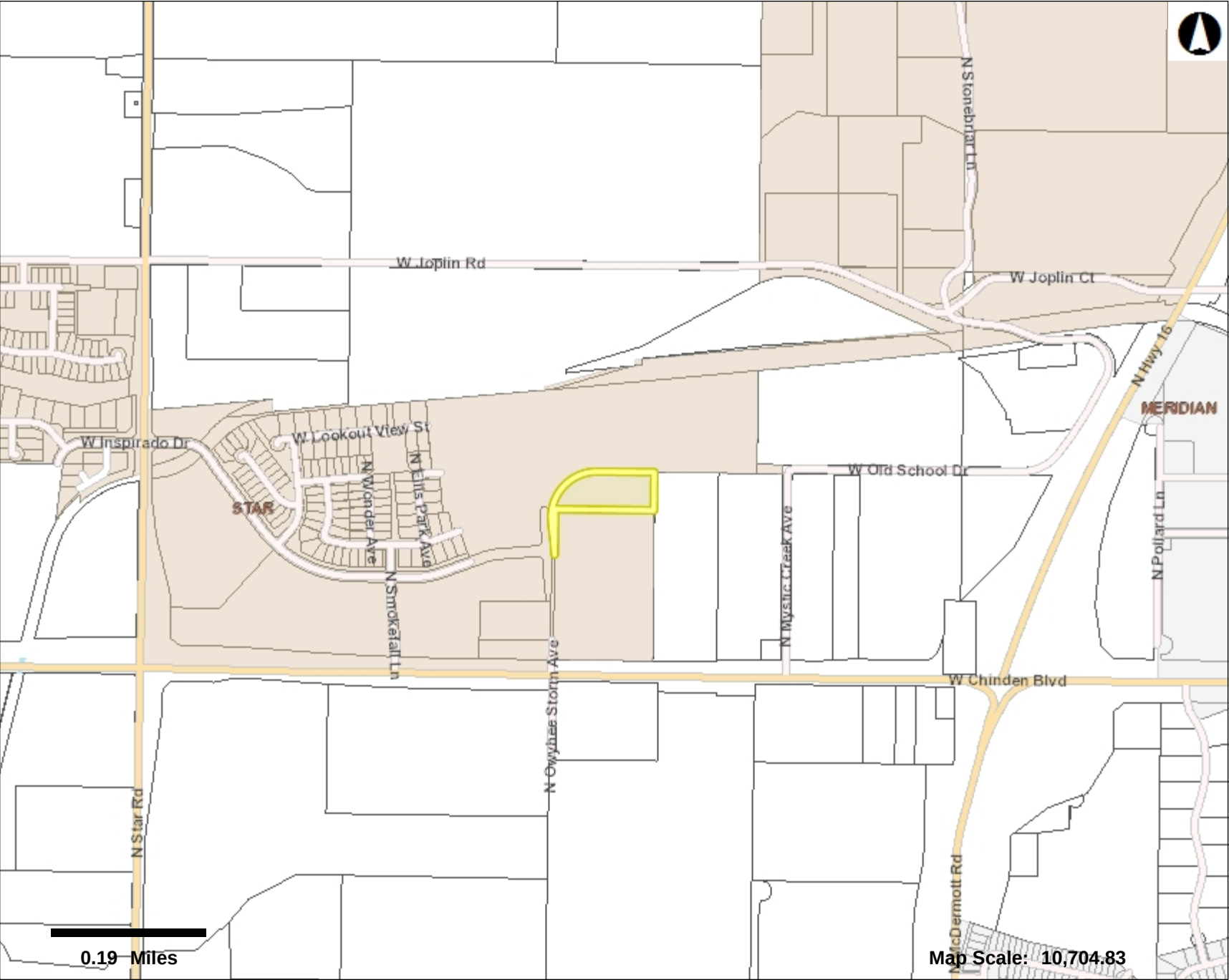
4. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
5. A form signed by the Star Sewer & Water District shall be submitted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

COUNCIL DECISION

The Star City Council _____ File Number RZ-26051, DA-26-006, and CU-26050, for Refresh Church on _____, 2026.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

+

 Railroad

Roads (8,000 - 24,000)

<all other values>

Interstate

Ramp

Principal Arterial

Collector

Minor Arterial

Local

Parks

Alley

Driveway

Parks

Water

City Limits

BOISE

EAGLE

GARDEN CITY

KUNA

MERIDIAN

STAR

 Condos Parcels

July 1, 2026

City of Star
Planning and Zoning Department
P.O. Box 130
Star, Idaho 83669

RE: Rezone Application – Refresh Church

Dear Shawn,

Attached for your review is the Conditional Use Permit application for Refresh Church, proposed within Phase 3 of the Inspirado Subdivision. The subject property is the high-density parcel located within Phase 3, which is currently under construction and anticipated to record in September 2026.

Refresh Church currently gathers at Owyhee High School and is requesting approval to construct a church facility within the Inspirado Subdivision. The owners of Inspirado are also requesting a zoning change to Commercial in conjunction with this Conditional Use Permit application.

Upon approval of the necessary entitlements, the property is anticipated to be donated to Refresh Church. Refresh Church would then proceed through the required building permit and design review processes prior to construction. Enclosed with this application are the proposed site plan and a preliminary rendering of the church facility.

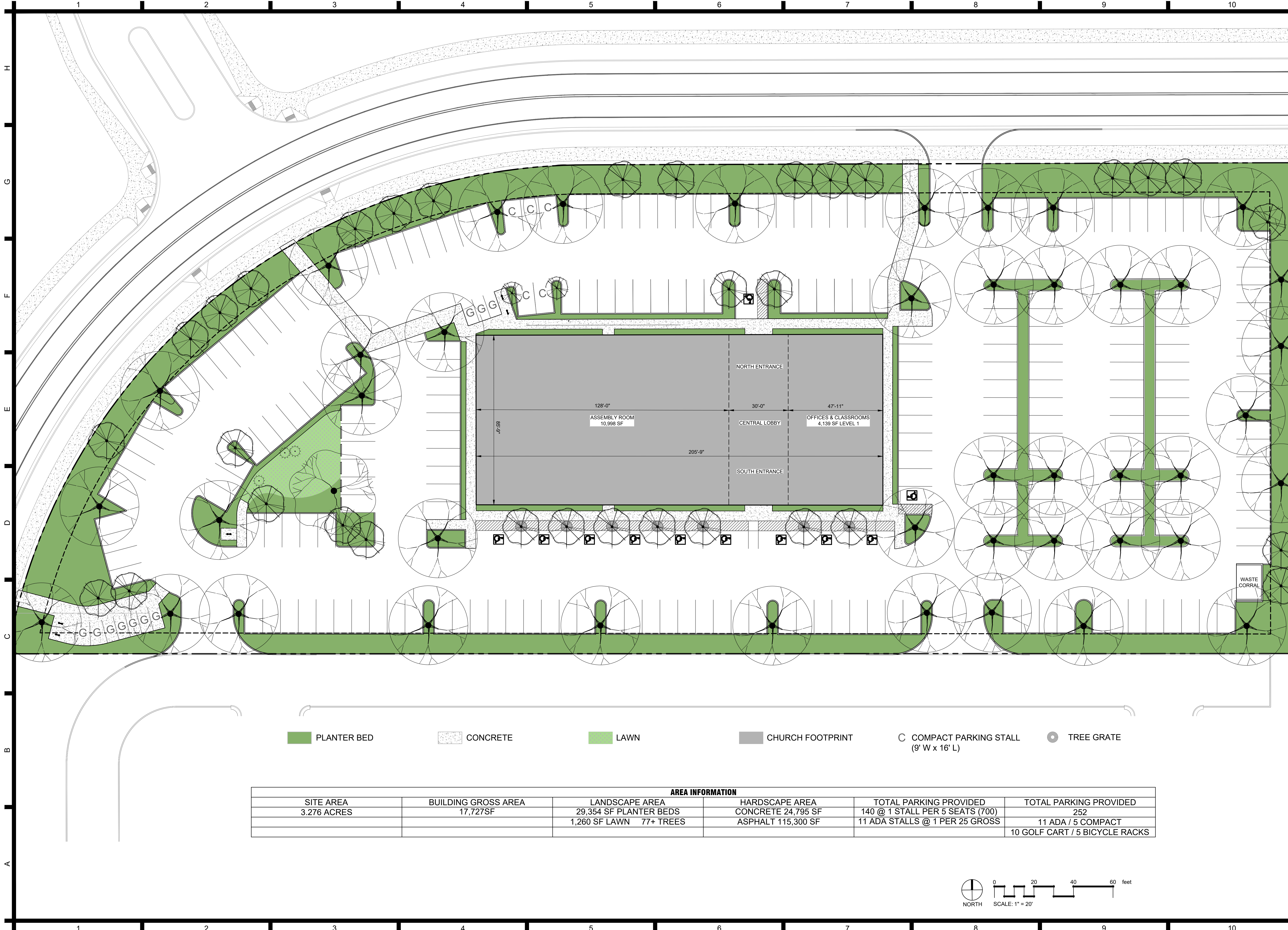
Please let me know if you have any questions or need any additional information. I can be reached at 208-351-1990 or by email at kody@inspirado.com.

Thank you for your review and assistance with this application.

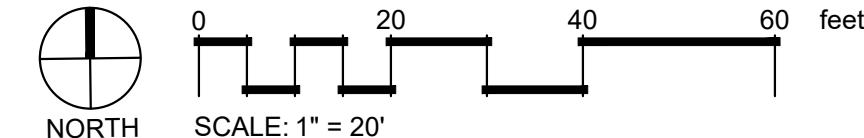
Sincerely,

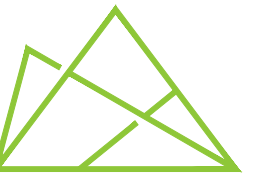


Kody Daffer, MRED
Project Manager
Inspirado



AREA INFORMATION					
SITE AREA	BUILDING GROSS AREA	LANDSCAPE AREA	HARDSCAPE AREA	TOTAL PARKING PROVIDED	TOTAL PARKING PROVIDED
3.276 ACRES	17,727SF	29,354 SF PLANTER BEDS	CONCRETE 24,795 SF	140 @ 1 STALL PER 5 SEATS (700)	252
		1,260 SF LAWN 77+ TREES	ASPHALT 115,300 SF	11 ADA STALLS @ 1 PER 25 GROSS	11 ADA / 5 COMPACT
					10 GOLF CART / 5 BICYCLE RACKS





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL: WILL@STACKROCKGROUP.COM
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NOT FOR CONSTRUCTION

REFRESH CHURCH AT INSPIRADO

W CHINDEN BLVD STAR, ID - PARCEL S0420438675

REVISIONS		
MRK	DATE	Description
A	**	**

JOB NO: 26-3401

DATE: 05.13.2025

DRAWN BY: RM

CHECKED BY:

DRAWING TITLE

LANDSCAPE PLAN LAYOUT A v4

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

1.1. All contractor work shall be conducted in accordance with ISPPWC (Idaho Standard Public Works Construction), 2026 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS

2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION

3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overprep to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS

4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:

4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.

4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.5.1. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS

5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
- 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH

6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS

7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION

8.1. Irrigation system shall be built to the following specifications:

8.2. Adhere to city codes when connecting to city water.

8.3. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. Use common trenching where possible.

8.8. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.9. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.10. Connect mainline to point of connection in approximate location shown on plan.

8.11. Contractor is responsible complying with all codes and paying all permits necessary.

8.12. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.13. All drip irrigation to be buried 2" below finished grade.

8.14. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.15. Install all irrigation per irrigation drawings, utilize material specified or approved equal.

8.16. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

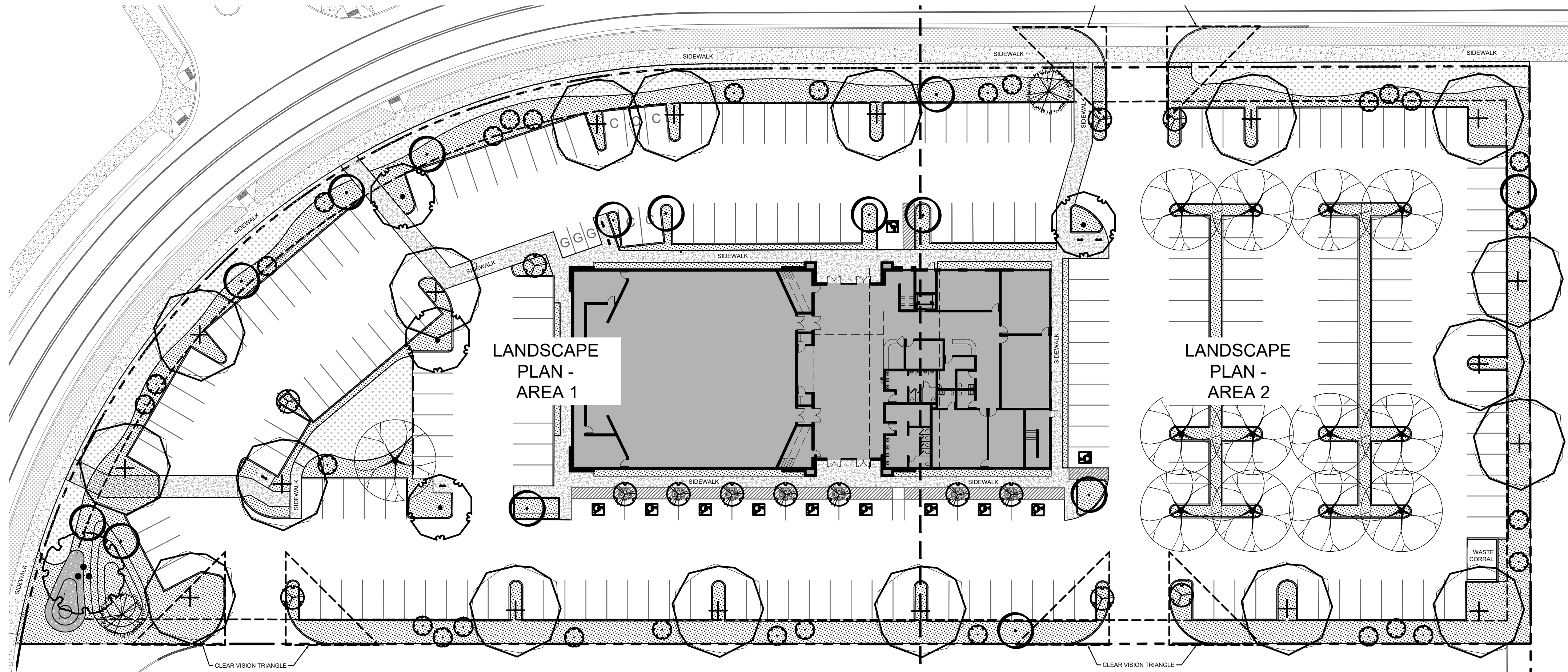
8.17. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES

9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.

9.3. In the event of a discrepancy, notify the Landscape Architect immediately.

OVERALL LANDSCAPE PLAN:



LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER STAR CITY CODE

PARKING LOT REQ'S:

PERIMETER: ONE (1) SHADE TREE FOR EVERY 35 FT.

LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
1,400	40	40

ISLANDS: SINGLE ISLAND TO HAVE ONE (1) TREE AND SHRUBS, GROUND COVER, OR GRASS. DOUBLE ISLAND TO HAVE TWO (2) TREES AND SHRUBS, GROUND COVER, OR GRASS.

ISLAND (SIZE)	TREES REQUIRED	TREES PROVIDED
SINGLE	33	33
DOUBLE	12	12

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	1 1/2" CALIPER MIN.
*SHADE TREES:	1 1/2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



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REFRESH CHURCH AT INSPIRADO

W CHINDEN BLVD STAR, ID - PARCEL S0420438675

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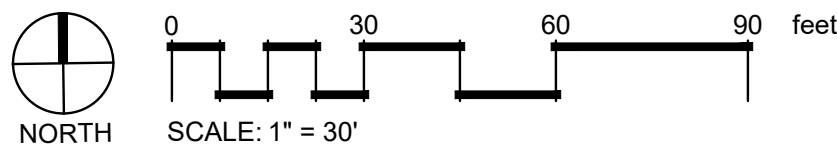
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CHECKED BY:	MW

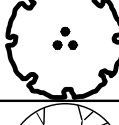
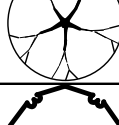
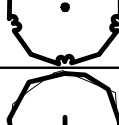
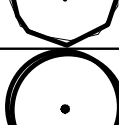
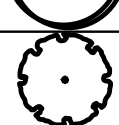
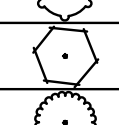
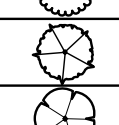
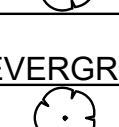
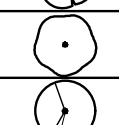
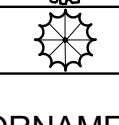
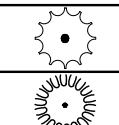
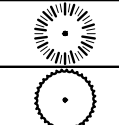
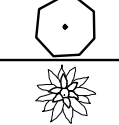
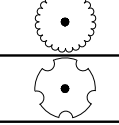
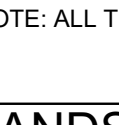
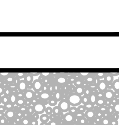
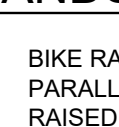
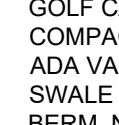
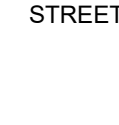
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LANDSCAPE
PLAN -
OVERALL

SHEET NUMBER

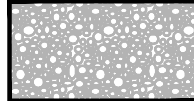
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PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple 30'-40' H x 9'-12' W	B & B	1-1/2"-2" CAL	Class II	14
	BC2	Betula nigra 'Cully' TM / Heritage Birch 40'-60' TALL & WIDE MULTI-TRUNK	B&B	2" Cal Min	Class II	1
	CO	Celtis occidentalis / Common Hackberry 40'-60"H x 40'-60"W	B&B	1-1/2"-2" CAL	Class II	13
	GA2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	1-1/2"-2" CAL	Class II	4
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust 50'-75"H x 30'-50"W	B&B	1-1/2"-2" CAL	Class II	18
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1-1/2"-2" CAL	Class I	14
	PE2	Populus tremula 'Erecta' / European Columnar Aspen 35'-40' H x 5'-10' W	B&B	1-1/2"-2" CAL	Class I	30
EVERGREEN TREE						
	CB3	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	B&B		6' H MIN	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	CH3	Cornus alba 'Bailhailo' / Ivory Halo® Tatarian Dogwood 4'-6" H x 4'-6" W	2 gal			37
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 4'-6" H x 4'-6" W	3 gal			51
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark 4'-6" H x 4'-6" W	3 gal			15
	RF	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose 2' H x 3'-4' W	2 gal			14
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow 6'-10' H x 5'-7' W	3 gal			9
EVERGREEN SHRUB						
	MR	Mahonia repens / Creeping Mahonia 2' H x 3'-4' W	2 gal			28
	PE	Prunus laurocerasus / English Laurel up to 12' H x up to 12' W	3 gal			19
	SC	Santolina chamaecyparissus / Lavender Cotton 1'-2' H x 2'-3' W	2 gal			244
GROUNDCOVERS						
	AS	Artemisia stelleriana 'Silver Brocade' / Silver Brocade Beach Wormwood Up to 12" H x 24" W	1 gal			63
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper < 1' H x 4'-6" W Evergreen	3 gal			36
ORNAMENTAL GRASSES						
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass 3'-6" H x 2' W	2 gal			94
	HS	Helictotrichon sempervirens / Blue Oat Grass 2'-3" H x 2'-3" W	1 gal			23
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass 5'-6" H x 3'-6" W	1 gal			60
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass 1'-1.5" H x 1'-1.5" W	1 gal			124
PERENNIALS						
	EP	Echinacea purpurea / Coneflower	1 gal			93
	GA	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal			18
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells Evergreen	1 gal			63
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			160
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			79

NOTE: ALL TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITIES

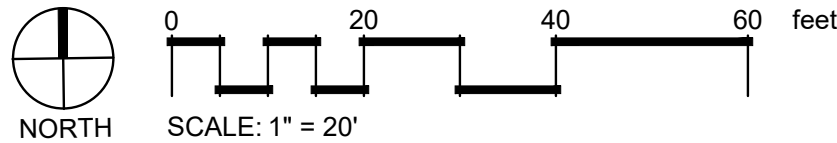
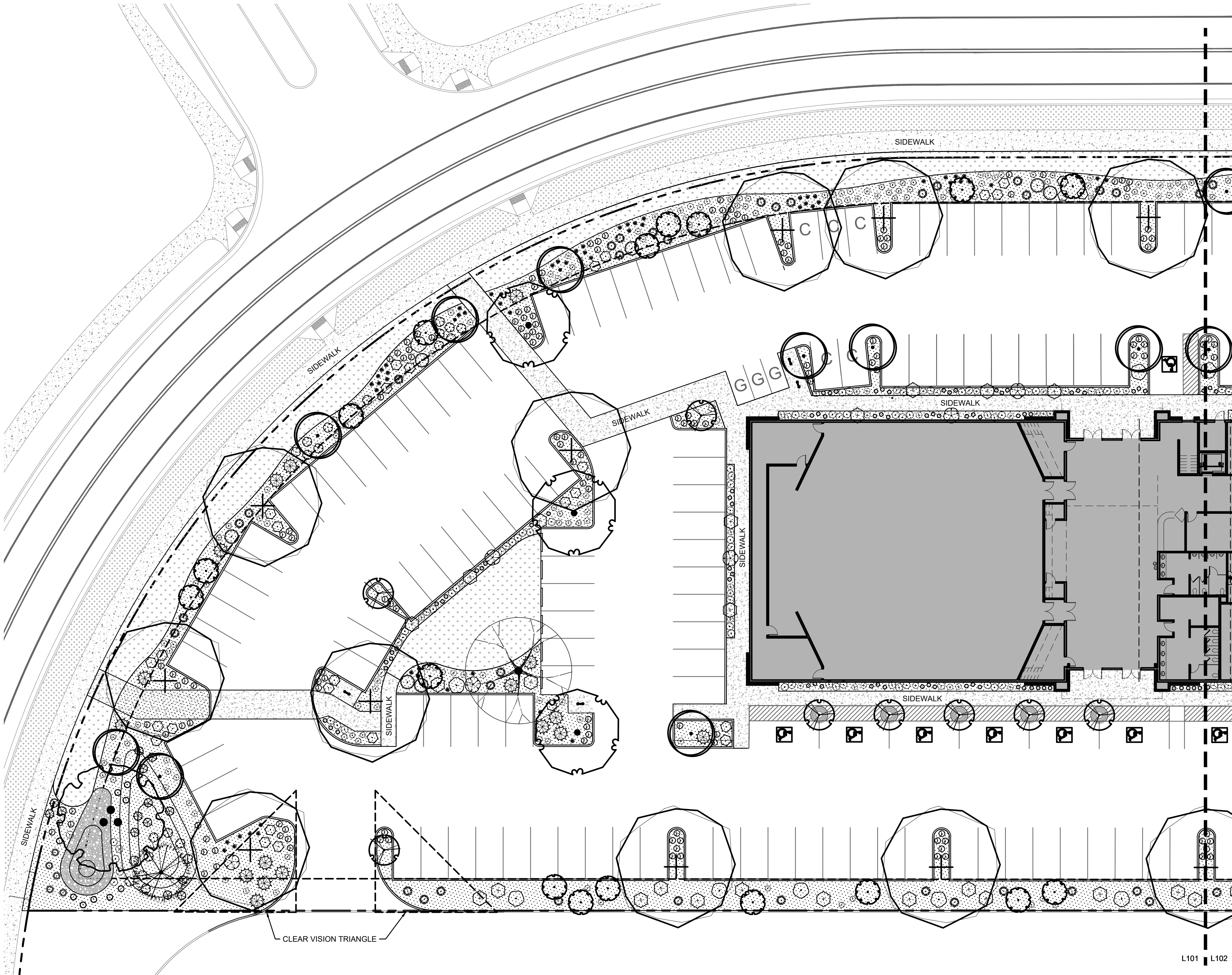
LANDSCAPE MATERIALS LEGEND:

	PATHWAYS - CONCRETE, TYPICAL		SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	SWALE - COBBLESTONES, TYPICAL		STREET FRONTAGE LANDSCAPING BY OTHERS

NOTE: LOT FENCING NOT IN SCOPE OF WORK

LANDSCAPE KEYNOTES:

- #
- BIKE RACK - SPEC TO BE DETERMINED
 - PARALLEL ADA PARKING SPACE
 - RAISED CONCRETE CROSSWALK - BY CIVIL
 - GOLF CART PARKING SPACES TO BE 6' x 12', TYPICAL
 - COMPACT PARKING SPACES TO BE 9' x 16', TYPICAL
 - ADA VAN PARKING SPACE TO BE 11' x 17'
 - SWALE / DRY CREEK BED. SEE DETAIL 4/L150.
 - BERM: NOT TO EXCEED 3:1 SLOPE
 - STREET FRONTAGE LANDSCAPING NOT IN SCOPE. TO BE DONE BY OTHERS.



MRK	DATE	Description
A	**	**

JOB NO:	26-3401
DATE:	07.09.2026
DRAWN BY:	RM / DA
CHECKED BY:	MW

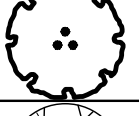
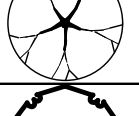
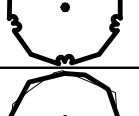
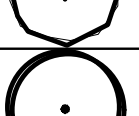
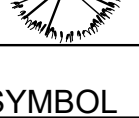
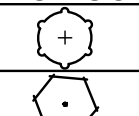
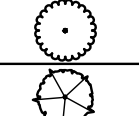
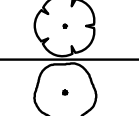
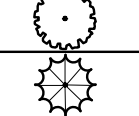
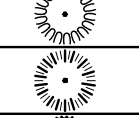
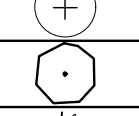
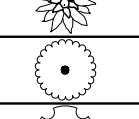
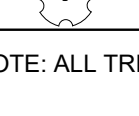
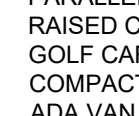
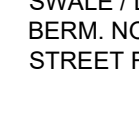
DRAWING TITLE

LANDSCAPE
PLAN -
AREA 1

SHEET NUMBER

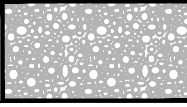
L101

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple 30'-40' H x 9'-12' W	B & B	1-1/2"-2" CAL	Class II	14
	BC2	Betula nigra 'Cully' TM / Heritage Birch 40'-60' TALL & WIDE MULTI-TRUNK	B&B	2" Cal Min	Class II	1
	CO	Celtis occidentalis / Common Hackberry 40'-60'H x 40'-60"W	B&B	1-1/2"-2" CAL	Class II	13
	GA2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	1-1/2"-2" CAL	Class II	4
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust 50'-75'H x 30'-50"W	B&B	1-1/2"-2" CAL	Class II	18
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1-1/2"-2" CAL	Class I	14
	PE2	Populus tremula 'Erecta' / European Columnar Aspen 35'-40' H x 5'-10' W	B&B	1-1/2"-2" CAL	Class I	30
EVERGREEN TREE						
	CB3	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	B&B		6' H MIN	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	CH3	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood 4'-6' H x 4'-6' W	2 gal			37
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 4'-6' H x 4'-6' W	3 gal			51
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark 4'-6' H x 4'-6' W	3 gal			15
	RF	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose 2' H x 3'-4' W	2 gal			14
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow 6'-10' H x 5'-7' W	3 gal			9
EVERGREEN SHRUB						
	MR	Mahonia repens / Creeping Mahonia 2' H x 3'-4' W	2 gal			28
	PE	Prunus laurocerasus / English Laurel up to 12' H x up to 12' W	3 gal			19
	SC	Santolina chamaecyparissus / Lavender Cotton 1'-2' H x 2'-3' W	2 gal			244
GROUNDCOVERS						
	AS	Artemisia stelleriana 'Silver Brocade' / Silver Brocade Beach Wormwood Up to 12" H x 24" W	1 gal			63
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper < 1' H x 4'-6' W Evergreen	3 gal			36
ORNAMENTAL GRASSES						
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass 3'-6' H x 2' W	2 gal			94
	HS	Helictotrichon sempervirens / Blue Oat Grass 2'-3' H x 2'-3' W	1 gal			23
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass 5'-6' H x 3'-6' W	1 gal			60
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass 1'-1.5' H x 1'-1.5' W	1 gal			124
PERENNIALS						
	EP	Echinacea purpurea / Coneflower	1 gal			93
	GA	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal			18
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells Evergreen	1 gal			63
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			160
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			79

NOTE: ALL TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITIES

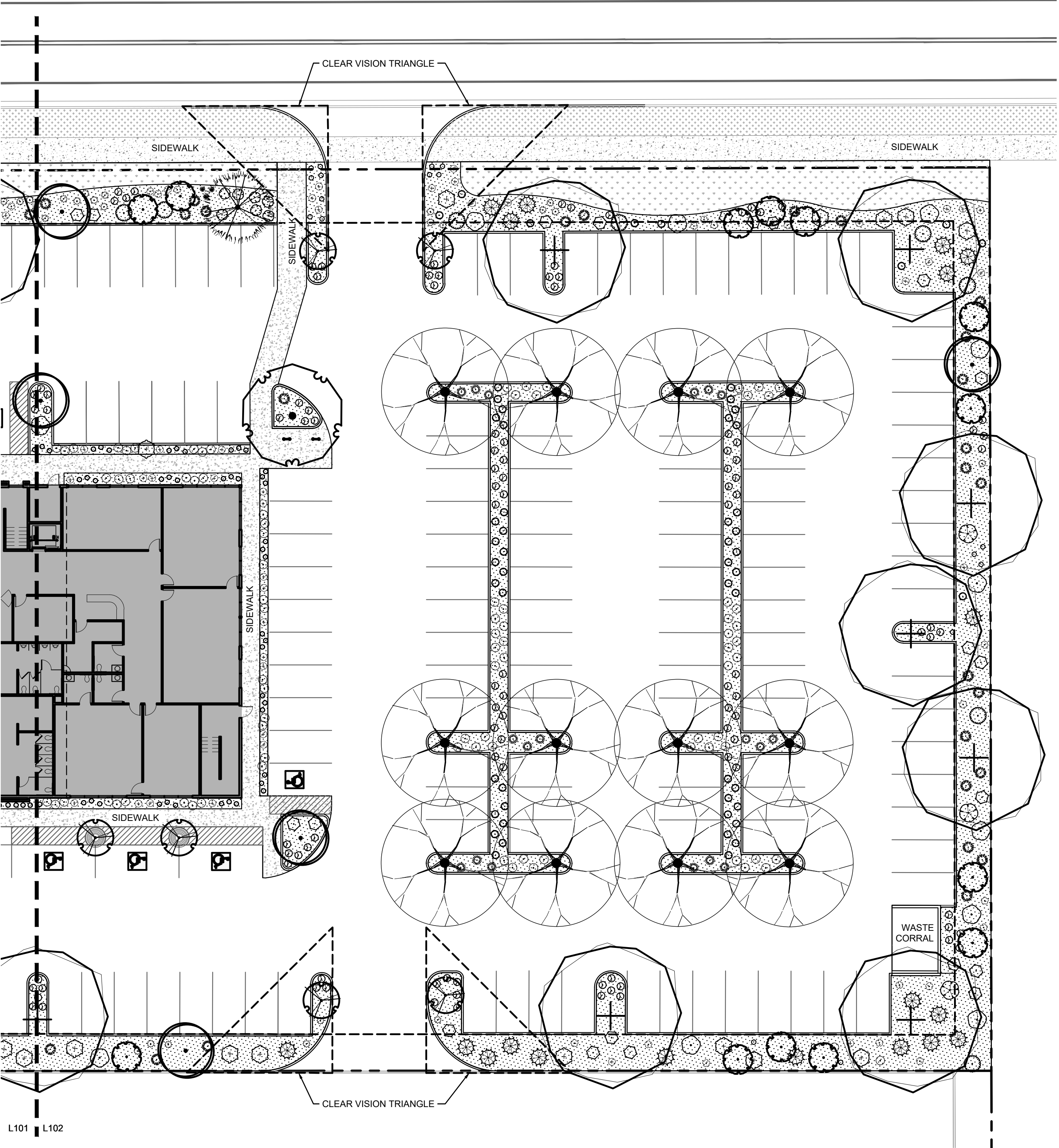
LANDSCAPE MATERIALS LEGEND:

	PATHWAYS - CONCRETE, TYPICAL		SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	SWALE - COBBLESTONES, TYPICAL		STREET FRONTAGE LANDSCAPING BY OTHERS

NOTE: LOT FENCING NOT IN SCOPE OF WORK

LANDSCAPE KEYNOTES:

- #
- BIKE RACK - SPEC TO BE DETERMINED
 - PARALLEL ADA PARKING SPACE
 - RAISED CONCRETE CROSSWALK - BY CIVIL
 - GOLF CART PARKING SPACES TO BE 6' x 12', TYPICAL.
 - COMPACT PARKING SPACES TO BE 9' x 16', TYPICAL.
 - ADA VAN PARKING SPACE TO BE 11' x 17'.
 - SWALE / DRY CREEK BED, SEE DETAIL 4/L150.
 - BERM: NOT TO EXCEED 3:1 SLOPE
 - STREET FRONTAGE LANDSCAPING NOT IN SCOPE. TO BE DONE BY OTHERS.



MRK	DATE	Description
▲	**	**

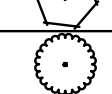
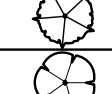
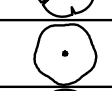
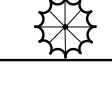
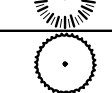
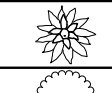
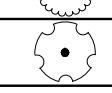
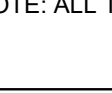
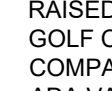
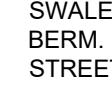
JOB NO:	26-3401
DATE:	07.09.2026
DRAWN BY:	RM / DA
CHECKED BY:	MW

DRAWING TITLE

LANDSCAPE
PLAN -
AREA 2

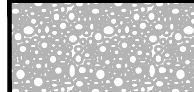
SHEET NUMBER

L102

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple 30'-40' H x 9'-12' W	B & B	1-1/2"-2" CAL	Class II	14
	BC2	Betula nigra 'Cully' TM / Heritage Birch 40'-60' TALL & WIDE MULTI-TRUNK	B&B	2" Cal Min	Class II	1
	CO	Celtis occidentalis / Common Hackberry 40'-60'H x 40'-60'W	B&B	1-1/2"-2" CAL	Class II	13
	GA2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	1-1/2"-2" CAL	Class II	4
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust 50'-75'H x 30'-50'W	B&B	1-1/2"-2" CAL	Class II	18
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1-1/2"-2" CAL	Class I	14
	PE2	Populus tremula 'Erecta' / European Columnar Aspen 35'-40' H x 5'-10' W	B&B	1-1/2"-2" CAL	Class I	30
EVERGREEN TREE						
	CB3	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	B&B		6' H MIN	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	CH3	Cornus alba 'Bailhailo' / Ivory Halo® Tatarian Dogwood 4'-6' H x 4'-6' W	2 gal			37
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 4'-6' H x 4'-6' W	3 gal			51
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark 4'-6' H x 4'-6' W	3 gal			15
	RF	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose 2' H x 3'-4' W	2 gal			14
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow 6'-10' H x 5'-7' W	3 gal			9
EVERGREEN SHRUB						
	MR	Mahonia repens / Creeping Mahonia 2' H x 3'-4' W	2 gal			28
	PE	Prunus laurocerasus / English Laurel up to 12' H x up to 12' W	3 gal			19
	SC	Santolina chamaecyparissus / Lavender Cotton 1'-2' H x 2'-3' W	2 gal			244
GROUNDCOVERS						
	AS	Artemisia stelleriana 'Silver Brocade' / Silver Brocade Beach Wormwood Up to 12" H x 24" W	1 gal			63
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper < 1' H x 4'-6' W Evergreen	3 gal			36
ORNAMENTAL GRASSES						
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass 3'-6' H x 2' W	2 gal			94
	HS	Helictotrichon sempervirens / Blue Oat Grass 2'-3' H x 2'-3' W	1 gal			23
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass 5'-6' H x 3'-6' W	1 gal			60
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass 1'-1.5' H x 1'-1.5' W	1 gal			124
PERENNIALS						
	EP	Echinacea purpurea / Coneflower	1 gal			93
	GA	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal			18
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells Evergreen	1 gal			63
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			160
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			79

NOTE: ALL TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITIES

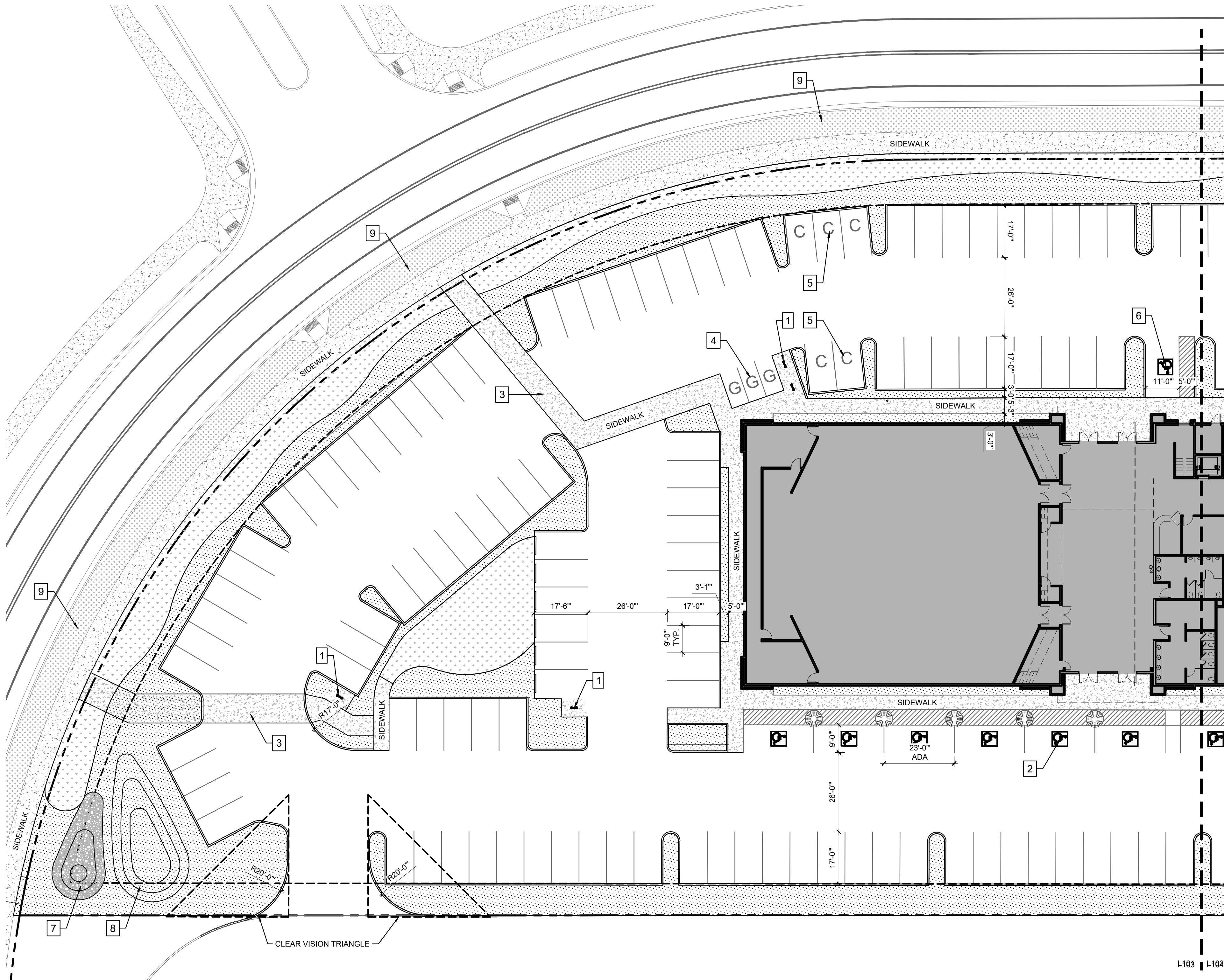
LANDSCAPE MATERIALS LEGEND:

	PATHWAYS - CONCRETE, TYPICAL		SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	SWALE - COBBLESTONES, TYPICAL		STREET FRONTAGE LANDSCAPING BY OTHERS

NOTE: LOT FENCING NOT IN SCOPE OF WORK

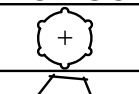
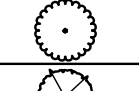
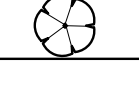
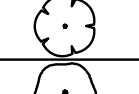
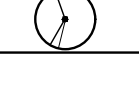
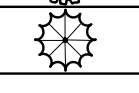
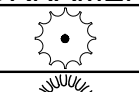
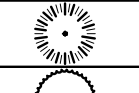
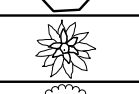
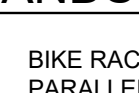
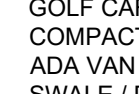
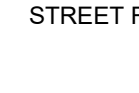
LANDSCAPE KEYNOTES: #

- BIKE RACK - SPEC TO BE DETERMINED
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- COMPACT PARKING SPACES TO BE 9' x 16', TYPICAL
- ADA VAN PARKING SPACE TO BE 11' x 17'
- SWALE / DRY CREEK BED. SEE DETAIL 4/L150.
- BERM. NOT TO EXCEED 3:1 SLOPE
- STREET FRONTAGE LANDSCAPING NOT IN SCOPE. TO BE DONE BY OTHERS.



MRK	DATE	Description
	**	**

JOB NO:	26-3401
DATE:	07.09.2026
DRAWN BY:	RM / DA
CHECKED BY:	MW

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple 30'-40' H x 9'-12' W	B & B	1-1/2"-2" CAL	Class II	14
	BC2	Betula nigra 'Cully' TM / Heritage Birch 40'-60' TALL & WIDE MULTI-TRUNK	B&B	2" Cal Min	Class II	1
	CO	Celtis occidentalis / Common Hackberry 40'-60'H x 40'-60'W	B&B	1-1/2"-2" CAL	Class II	13
	GA2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	1-1/2"-2" CAL	Class II	4
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust 50'-75'H x 30'-50'W	B&B	1-1/2"-2" CAL	Class II	18
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1-1/2"-2" CAL	Class I	14
	PE2	Populus tremula 'Erecta' / European Columnar Aspen 35'-40' H x 5'-10' W	B&B	1-1/2"-2" CAL	Class I	30
EVERGREEN TREE						
	CB3	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	B&B		6' H MIN	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	CH3	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood 4'-6' H x 4'-6' W	2 gal			37
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 4'-6' H x 4'-6' W	3 gal			51
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark 4'-6' H x 4'-6' W	3 gal			15
	RF	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose 2' H x 3'-4' W	2 gal			14
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow 6'-10' H x 5'-7' W	3 gal			9
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	PE	Prunus laurocerasus / English Laurel up to 12' H x up to 12' W	3 gal			19
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	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells Evergreen	1 gal			63
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			160
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			79

NOTE: ALL TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITIES

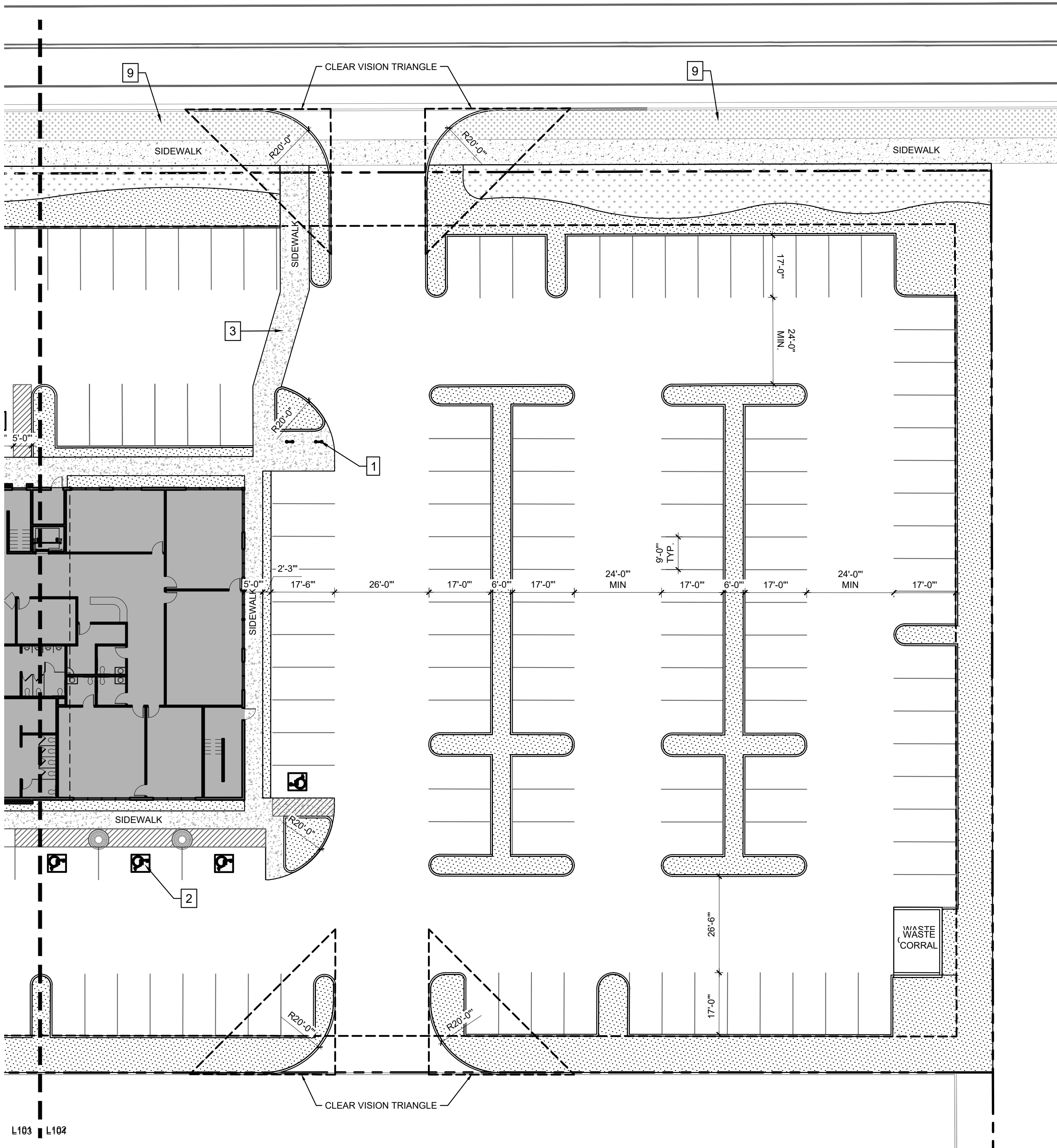
LANDSCAPE MATERIALS LEGEND:

	PATHWAYS - CONCRETE, TYPICAL		SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
	SWALE - COBBLESTONES, TYPICAL		STREET FRONTAGE LANDSCAPING BY OTHERS

NOTE: LOT FENCING NOT IN SCOPE OF WORK

LANDSCAPE KEYNOTES: #

- BIKE RACK - SPEC TO BE DETERMINED
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REVISIONS		
MRK	DATE	Description
	**	**

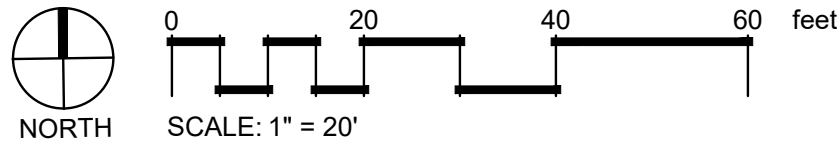
JOB NO:	26-3401
DATE:	07.09.2026
DRAWN BY:	RM / DA
CHECKED BY:	MW

DRAWING TITLE

LAYOUT PLAN -
AREA 2

SHEET NUMBER

L104



H
G
F
E
D
C
B
A

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple 30-40' H x 9-12' W	B & B	1-1/2"-2" CAL	Class II	14
	BC2	Betula nigra 'Cully'™ / Heritage Birch 40'-60' TALL & WIDE MULTI-TRUNK	B&B	2" Cal Min	Class II	1
	CO	Celtis occidentalis / Common Hackberry 40'-60'H x 40'-60"W	B&B	1-1/2"-2" CAL	Class II	13
	GA2	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B	1-1/2"-2" CAL	Class II	4
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust 50-75'H x 30'-50"W	B&B	1-1/2"-2" CAL	Class II	18
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1-1/2"-2" CAL	Class I	14
	PE2	Populus tremula 'Erecta' / European Columnar Aspen 35-40' H x 5-10' W	B&B	1-1/2"-2" CAL	Class I	30
EVERGREEN TREE						
	CB3	Cedrus atlantica 'Glaucous' / Blue Atlas Cedar	B&B		6' H MIN	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
DECIDUOUS SHRUB						
	CH3	Cornus alba 'Bailhala' / Ivory Halo® Tatarian Dogwood 4-6' H x 4-6' W	2 gal			37
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 4-6' H x 4-6' W	3 gal			51
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark 4-6' H x 4-6' W	3 gal			15
	RF	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose 2' H x 3-4' W	2 gal			14
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow 6-10' H x 5-7' W	3 gal			9
EVERGREEN SHRUB						
	MR	Mahonia repens / Creeping Mahonia 2' H x 3-4' W	2 gal			28
	PE	Prunus laurocerasus / English Laurel up to 12' H x up to 12' W	3 gal			19
	SC	Santolina chamaecyparissus / Lavender Cotton 1-2' H x 2-3' W	2 gal			244
GROUNDCOVERS						
	AS	Artemisia stelleriana 'Silver Brocade' / Silver Brocade Beach Wormwood Up to 12" H x 24" W	1 gal			63
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper < 1' H x 4-6' W Evergreen	3 gal			36
ORNAMENTAL GRASSES						
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass 3-6' H x 2' W	2 gal			94
	HS	Helictotrichon sempervirens / Blue Oat Grass 2-3' H x 2-3' W	1 gal			23
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass 5-6' H x 3-6' W	1 gal			60
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass 1-1.5' H x 1-1.5' W	1 gal			124
PERENNIALS						
	EP	Echinacea purpurea / Coneflower	1 gal			93
	GA	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal			18
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells Evergreen	1 gal			63
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			160
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			79

NOTE: ALL TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITIES

TREES



AR



BC2



CO



GA2



GS



MS



PE2



CB3

SHRUBS



CH3



PO



PS



RF



SH



MR



PE



SC



AS



JB



CK



HS



MG



PB2



EP



GA



HR



NW



RA

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Seals PRELIMINARY

NOT FOR CONSTRUCTION

REFRESH CHURCH AT INSPIRADO

W CHINDEN BLVD STAR, ID - PARCEL S0420438675

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO:	26-3401
DATE:	07.09.2026
DRAWN BY:	RM / DA
CHECKED BY:	MW

DRAWING TITLE

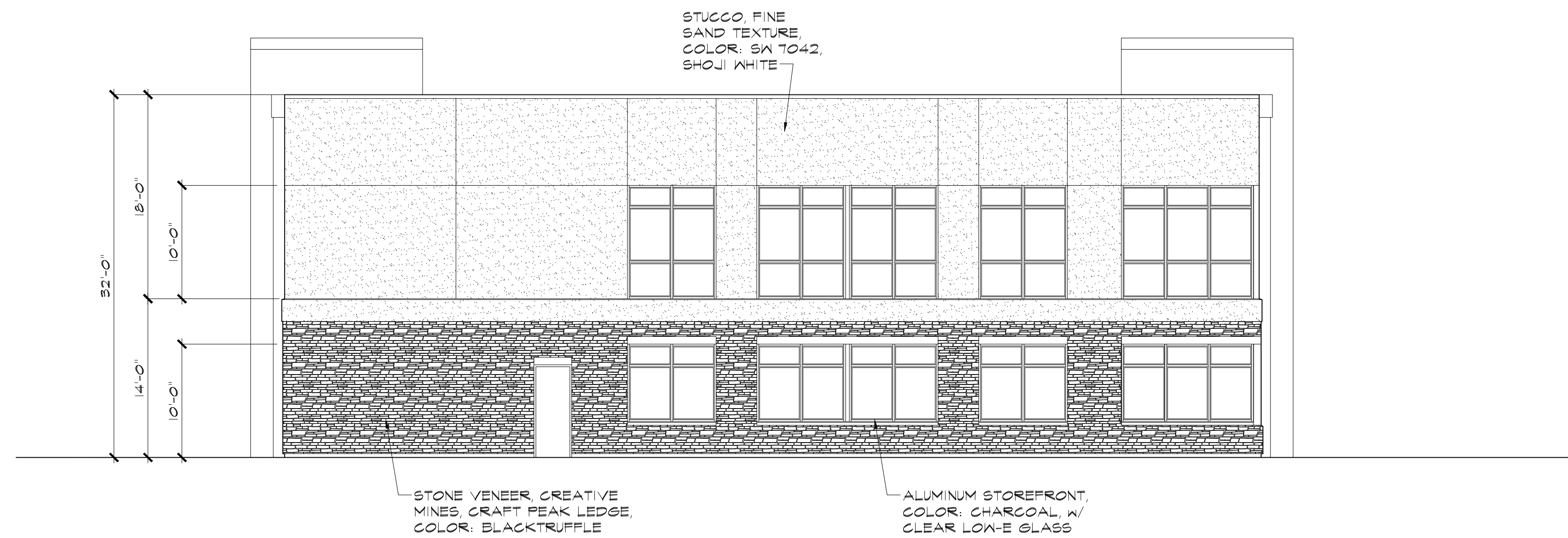
LANDSCAPE
PLANT LIST

SHEET NUMBER

L151



1
A3.0
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A3.0
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT NAME

A New Church for
Refresh Church
Star, ID

REVISIONS

DRAWN BY:

RDB

DATE:

8.05.2026

SHEET NUMBER

A3.0

IN PROGRESS
NOT FOR CONSTRUCTION

Arch, pllc
Architecture + Planning
537 E. Forest Ridge Drive
Meridian, Idaho 83642
(208) 921.0734

Arch, pllc



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

Date: September 29, 2026

To: City of Star Planning & Zoning

From: Victor Islas, Deputy Chief



Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
09/29/2026

Subject: Fire District Comments

File: Refresh Church
RZ26051 Rezone
DA-26-26 Development Agreement
CU26050 Condition Use Permit

The Star Fire Protection District reviewed documents provided by the City of Star for the property located at N. Star Rd. and Mystic Creek Ave. Parcel No. S0420438675.

The Applicant is requesting approval of a Rezone (C-1), a Development Agreement, and a Conditional Use Permit for a proposed church. The property is located north of W. Chinden Blvd in Star, Ada County, Idaho, and consists of approximately 3.4 acres.

The Star Fire Protection District provides the following comments:

1. DEVELOPMENT BACKGROUND

- a. The subject property is located within the previously approved Insparado Subdivision.
- b. The Fire District's prior review or approval associated with the Insparado Subdivision does not constitute approval of the proposed church use, Conditional Use Permit, building construction, or associated fire and life-safety features for this parcel.
- c. The proposed development remains subject to Fire District review and compliance with applicable fire and life-safety requirements based upon the specific use, site configuration, building design, fire apparatus access, available fire flow, water supply, and fire protection systems proposed for this project.

2. CODE OVERVIEW

- a. This development can be served by the Star Fire Protection District. The development shall comply with the currently adopted edition of the International Fire Code (IFC), applicable referenced standards, and all applicable codes and ordinances adopted by the City of Star, Idaho.
- b. Any hazardous condition or violation of the International Building Code (IBC), International Fire Code (IFC), or applicable referenced standards that is not specifically identified during this review shall not be construed as approval of such condition or violation.

3. LEVEL OF SERVICE / FIRE COVERAGE / RESPONSE TIME

- a. This development will primarily be served by Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is approximately 4.4 roadway miles from the development, with an estimated travel time exceeding five (5) minutes under ideal driving conditions to the entrance of the development.
- b. This development is currently located outside the Star Fire Protection District's five (5) minute response-time area, as illustrated on the attached response-time maps. Accordingly, emergency response to this property may exceed the Fire District's five-minute response-time objective.



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

- c. Although the subject property is located within the previously approved Insparado Subdivision, the property remains outside the Fire District's five (5) minute response-time area. Prior subdivision approval does not alter the Fire District's current assessment of emergency response time or level of service for the proposed development.
- d. The Fire District's ability to provide emergency services to the property does not constitute a determination that the proposed development meets the Fire District's desired level of service or response-time objective.

4. ADDITIONAL COMMENTS

- a. If the proposed land-use applications are approved by the City Council, additional Fire District review will be required during the civil/site construction, building permit, and applicable fire protection system permitting phases of the project.
- b. It shall be the responsibility of the Applicant and/or their authorized representatives to submit all required applications, plans, specifications, calculations, and supporting documents directly to the Star Fire Protection District for review. Applicable Fire District permit and plan review fees will apply.
- c. Future reviews may include, but are not limited to, fire apparatus access roads, fire department access, fire flow, water supply, hydrant locations, fire department connections, addressing, fire sprinkler systems, fire alarm systems, emergency access, and other applicable fire and life-safety requirements.
- d. This land-use review does not authorize any deviation from adopted codes, ordinances, Fire District requirements, or subsequently approved plans.
- e. This review does not constitute approval of building construction, site construction, fire apparatus access, water supply, or any fire protection system. Separate review and approval will be required, as applicable, during subsequent permitting phases.
- f. Fire District comments provided at the land-use stage are based upon the information currently submitted. Additional requirements or conditions may be identified as detailed plans and supporting documentation are provided during subsequent reviews.



Star Fire Protection District

STATION 51 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

Project: Refresh Church

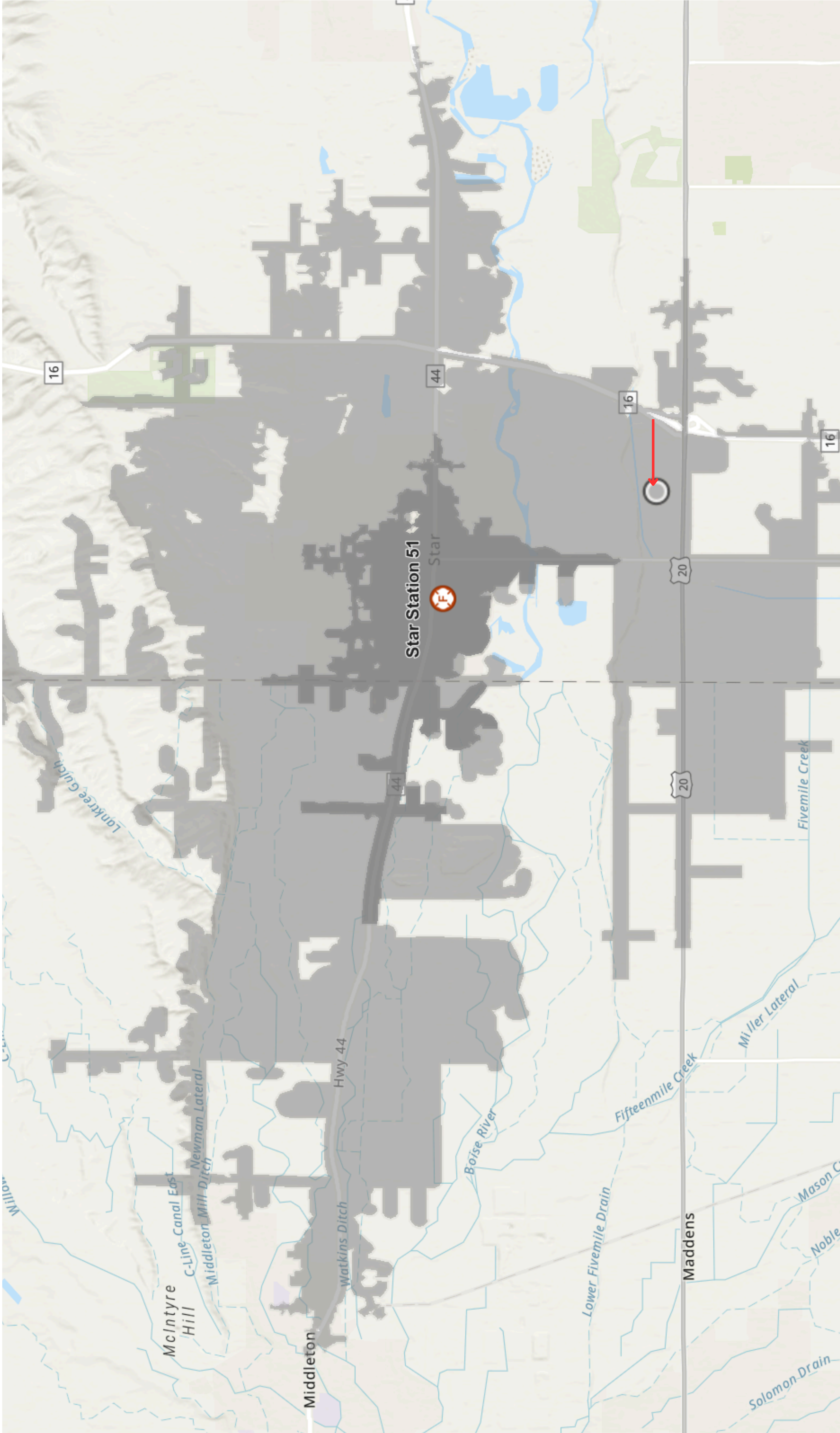
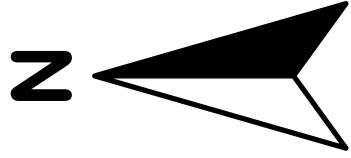
BY: VICTOR ISLAS, DEPUTY CHIEF 9/29/2026

PARCEL #: S0420438675

CURRENT RESPONSE

Key

5 Min Response
10 Min Response





Project/File: Refresh Church/ STAR26-0004/ RZ26051/ DA-26-06/ CU26050
This is a rezone from R-3PUD-DA (Residential) to Commercial and a conditional use permit to allow for the construction of a church on 3.4-acres.

Lead Agency: City of Star

Site address: W Chinden Boulevard

Staff Approval: September 24, 2026

Applicant: Kody Daffer
2976 E. State Street, Ste 120 #2195
Eagle, ID 83616

Staff Contact: Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

A. Site Specific Conditions of Approval 2

B. Vicinity Map 3

C. Site Plan 4

D. Findings for Consideration 5

E. Policy.....5

F. Attachments.....**Error! Bookmark not defined.**

G. Standard Conditions of Approval 8

H. Conclusions of Law.....9

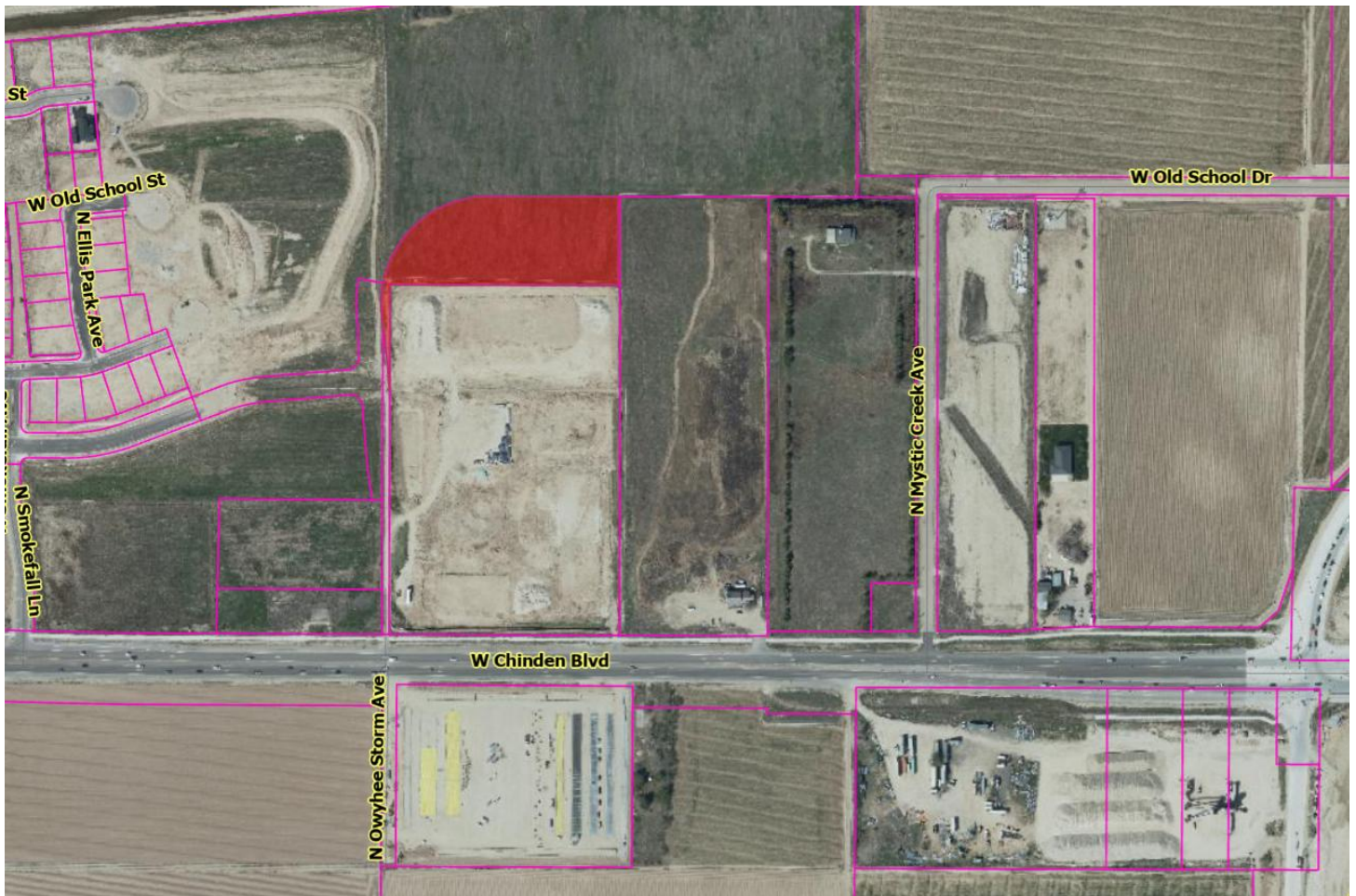
Request for Appeal of Staff Decision 9

A. Site Specific Conditions of Approval

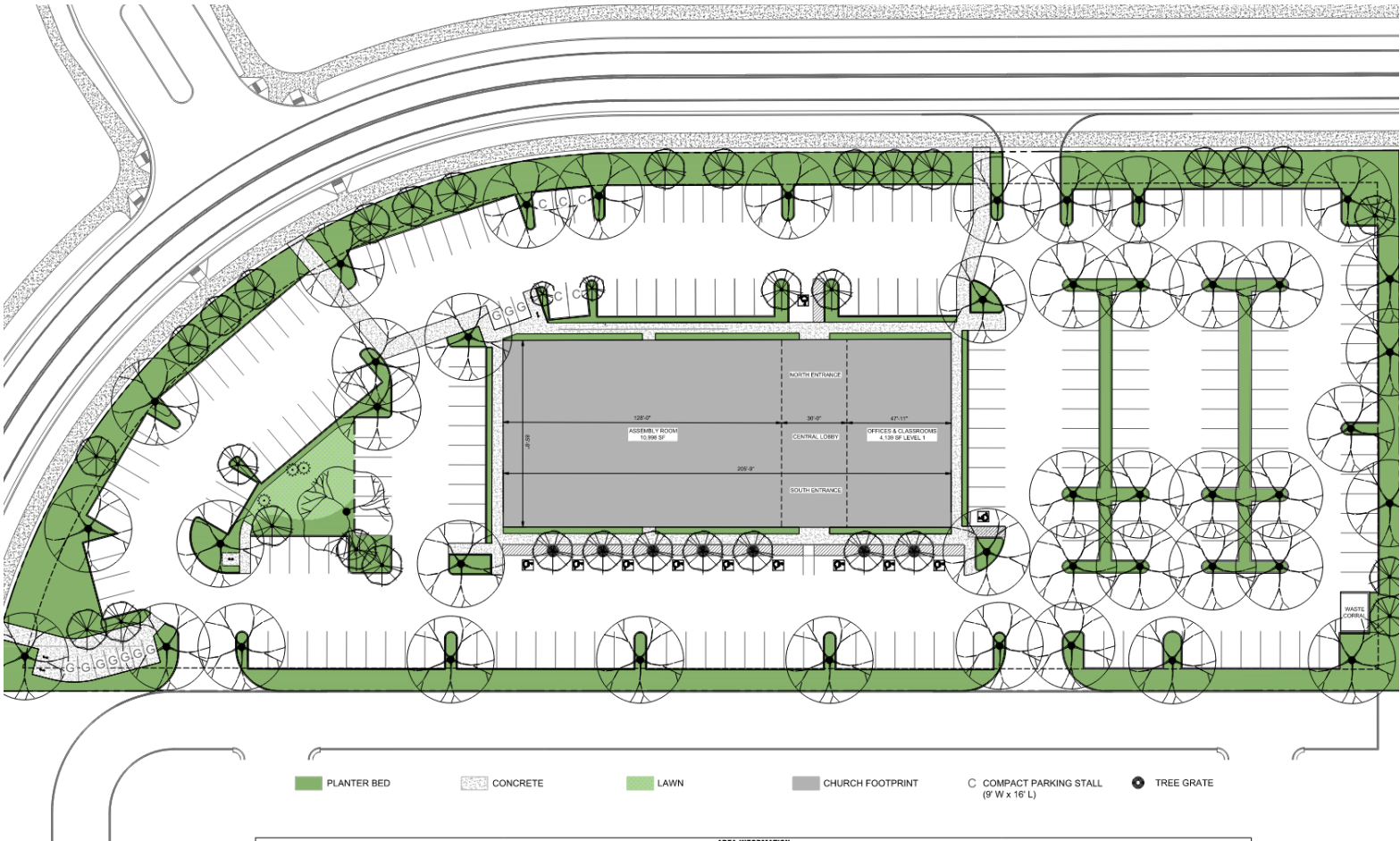
1. Construct a 26-foot wide curb return type driveway from the site onto Old School Drive located 374-feet east of Nightbreak Way.
2. Submit a driveway approach request for the proposed driveway onto Old School Drive located 374-feet east of Nightbreak Way. Driveway approach permits can be found at:
<https://hdlf.achdidaho.org/forms/DrivewayApproach>
3. Other than the access specifically approved with this application, direct lot access is prohibited to Owyhee Storm Avenue and Old School Drive.
4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).
5. If a multi-use pathway is to be constructed within or adjacent to the site, then the design of those facilities shall be consistent with ACHD's Multi-Use Path & Raised Bike Lane Tool Kit. Additional right-of-way dedication may be required at all intersections (streets and driveways) to accommodate setbacks. Contact Development Review with questions prior to plan submittal.
6. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
7. A traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process, and it is the applicant's responsibility to submit plans directly to ACHD.
8. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

Ada County Highway District
Attn: Development Services
5800 N. Meeker Avenue
Boise, ID 83713
 - Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
9. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



D. Findings for Consideration

1. Owyhee Storm Avenue and Old School Drive

- a. **Existing Conditions:** Owyhee Storm Avenue and Old School Drive are currently under construction, abutting the site, as part of ACHD's approval of Inspirado 3 as 36-foot wide collector street sections with 2-travel lanes, vertical curb, gutter, an 8-foot wide planter strip and 7-foot wide detached concrete sidewalk within 70-feet of right-of-way.
- b. **Applicant Proposal:** The applicant is not proposing any additional dedication of right-of-way or frontage improvements to Owyhee Storm Avenue or Old School Drive abutting the site.
- c. **Staff Comments/Recommendations:** Because both roadways are currently under construction as complete street sections, no additional dedication of right-of-way or improvements on Owyhee Storm Avenue and Old School Drive should be required as part of this application.

2. Driveways

2.1 Old School Drive

- a. **Existing Conditions:** There are no existing driveways on this site.
- b. **Applicant's Proposal:** The applicant is proposing to construct a 26-foot wide curb return type driveway from the site onto Old School Drive located 374-feet east of Nightbreak Way (measured centerline-to-centerline).
- c. **Staff Comments/Recommendations:** As part of ACHD's approval of Inspirado in July 2022, the applicant was required to locate a driveway for this parcel a minimum of 390-feet east of Nightbreak Way to allow for adequate sight distance to the east of the horizontal curve on a road with a speed limit of 35 MPH. However, Owyhee Storm Avenue and Old School Drive have speed limits of 25 MPH. The applicant's proposal to locate the driveway on Old School Drive meets District policy and should be approved, as proposed.

3. Other Access

Owyhee Storm Avenue and Old School Drive are classified as a collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements

added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. **Livable Street Performance Measures**

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. **Owyhee Storm Avenue and Old School Drive**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the

adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

5. Driveways

5.1 Old School Drive

Access Policy: District Policy 7206.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>



September 14, 2026

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

Re: **Refresh Church**
Conditional Use Permit/Rezone

Dear Mr. Nickel

The District has reviewed the Refresh Church Conditional Use Permit documents provided to the District from the City of Star. The property has already been annexed by the District as part of the Inspirado Subdivision and sewer and water mains have been extended to the property boundaries. We have the ability to service this area with our existing infrastructure. We have no issues with the proposed Conditional Use Permit, or proposed rezone by the City.

Very truly yours,

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

Ryan V. Morgan, P.E.
District Engineer

Shawn Nickel

From: Nathan Blank <Nathan.Blank@itd.idaho.gov>
Sent: Thursday, September 17, 2026 1:53 PM
To: Shawn Nickel
Subject: RE: Agency Transmittal - Refresh Church Rezone-CUP

Shawn,

ITD has no comments after reviewing transmittal for Refresh Church

Thank

Nate Blank | Development Services Senior Planner
Idaho Transportation Department| District 3
Email: Nathan.Blank@itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Wednesday, September 9, 2026 2:30 PM
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Subject: FW: Agency Transmittal - Refresh Church Rezone-CUP