

City of Star Special Meeting

December 8, 2020

7:00 pm

Star City Hall

10769 W. State Street

AGENDA

1. Meeting Called to Order
2. Roll Call
3. CBD Architectural Guidelines/Overlay Action Item
4. Public Hearing on Star Comprehensive Plan Action Item
5. Adjournment Action Item

Limited seating is available at the City Council Meeting at City Hall due to COVID-19. The meeting can be viewed via a link posted to the City of Star website at staridaho.org. This link will be posted by Tuesday, December 8, 2020. Information on how to participate in a public hearing remotely will be posted to staridaho.org under the December 8th meeting information. The public is always welcome to submit comments in writing.



L O G A N S I M P S O N

CITY OF STAR, IDAHO

CENTRAL BUSINESS DISTRICT ARCHITECTURAL GUIDELINES/ OVERLAY

EXHIBIT A: SCOPE OF WORK

24 November 2020

Project Number: 205471

PHASE 1: CBD ASSESSMENT & GENERAL RECOMMENDATIONS

TASK 1: FACILITATE INITIAL OVERVIEW MEETING

The Consultant will prepare for and facilitate a digital overview meeting with City staff during South of The River Subarea Plan Task 12 to discuss the key issues with the current CBD zoning regulations as well as an approach for additional design standards and overlay district(s).

Deliverables:

- Agenda, materials, attendance, and summary of the meeting

TASK 2. CONDUCT PRELIMINARY CODE ASSESSMENT

The Consultant will assess the following in regard to the current CBD zoning regulations:

- Assess the approved uses for CBD zoning as listed within section 8-3C-2 with regards to accomplishing the overall goal
- Maximum allowable height and dimensional standards in Table 8-3C-4(a)
- Review section 8-3C-4 CBD Standards in the Central Business District
- Review the UDC for general references to the CBD zone district to ensure consistency throughout
- Review future Land Use designations and proposed development to assess the need for additional overlay regulations specific to distinctly different development patterns (for example along Hwy 44 vs. the commercial core)

Additionally, the Consultant will give a general review of the standards and regulations associated with the C-1, C-2, L-O, and MU districts with regards to ensure any recommended changes to the CBD district do not conflict with or create inconsistencies with these districts.

Deliverables:

- Draft memo assessment of CBD and other commercial and MU zoning categories; review meeting via conference call with City staff

TASK 3. CONDUCT PUBLIC OUTREACH

Public outreach will align with and build on general responses gathered during the South of The River Subarea Plan Tasks 5 and 7, and will consist of targeted stakeholder outreach to dig deeper into assessment of the acceptable thresholds for changes to the CBD zone district and creation of new overlay district(s).

The Consultant will host one (1), 1.5 hour small group roundtable via digital platform/ meeting targeted at reaching out to the development community familiar with the current regulations. The purpose will be to assess the barriers within existing code language to achieve desired development patterns as well as potential opportunities for inclusion in new standards.

Deliverables:

- Agenda, materials, attendance, facilitation, and summary of the roundtable via digital platform/meeting

TASK 4. DRAFT & FINALIZE ASSESSMENT REPORT

The final assessment report will include findings from staff conversations, public outreach and the consultant teams' review of the documents. Additionally, the assessment will include general recommendations on specific regulations to update with general code language suggestions.

Deliverables:

- Final assessment memo, including specific recommendations

PHASE 2: CBD DESIGN GUIDELINES & OVERLAY

TASK 5. UPDATE CBD DESIGN GUIDELINES

Based on the outcome of the Phase 1, and South of the River Subarea Plan task 12, the Consultant will make the necessary and suggested updates to the existing UDC in word format for review by staff and City Council (CC). Edits are anticipated to include general design guidelines for the CBD zone district along with specific guidelines/standards for a South of the River overlay per the recommendations established in Task 12 of the South of the River Subarea Plan. This task will result in a document showing language for removal as strike through and new language as underlined for ease of updating. Additionally, we anticipate the development of a series of graphics to illustrating the desired forms and character to support the new language.

Deliverables:

- Draft UDC sections with strikethrough changes and underlined new language for review along with draft graphics; review meeting via conference call with City staff

TASK 6. CREATE NEW SUBAREA OVERLAY

If determined during previous tasks that there is need for an additional overlay for either the core commercial area (intersection of N Star Rd and W State St) or along Highway 44, then the Consultant will develop an additional overlay to define specific regulations that will supplement the existing zone districts in achieving the desired development pattern for the area. It is anticipated that this task will be completed concurrently with Task 5 for efficient use of funds and will result in a new code language that will be incorporated into zoning section of the UDC and will include graphics necessary to illustrate the forms and character to support the new language.

Deliverables:

- Draft overlay section for the UDC including supporting graphics; review meeting via conference call with City staff included with Task 5

TASK 7. ADOPT UPDATED & NEW REGULATIONS

Adoption will include a work session with City Council to review the updated and new language with the purpose of answering any questions and taking feedback on additional changes prior to bringing the ordinances forward for public hearing. The Consultant will assist City staff in preparing documents for public hearings and provide support at one Council hearing.

Deliverables:

- Draft and final regulations; review meeting via conference call with City staff; CC meeting materials

CITY OF STAR, IDAHO
CBD ARCHITECTURAL GUIDELINES/OVERLAY
EXHIBIT B: COST

Total and complete compensation for this Scope of Services shall not exceed \$14,000 as detailed below.

Task	Description	Labor
1	Facilitate Initial Overview Meeting	\$500
2	Conduct Preliminary Code Assessment	\$3,000
3	Public Outreach	\$1,000
4	Draft & Finalize Assessment Report	\$1,000
	Phase 1 Total	\$5,500
5	Update CBD Design Standards	\$5,000
6	Create New Subarea Overlay	\$2,000
7	Adopt Updated & New Regulations	\$1,500
	Phase 2 Total	\$8,500
	Grand Total	\$14,000

CITY OF STAR, IDAHO
CBD ARCHITECTURAL GUIDELINES/OVERLAY
EXHIBIT C: SCHEDULE

Task	Description	J	F	M	A	M	A
1	Facilitate Initial Overview Meeting						
2	Conduct Preliminary Code Assessment						
3	Conduct Public Outreach						
4	Draft & Finalize Assessment Report						
5	Update CBD Design Standards						
6	Create New Subarea Overlay						
7	Adopt Updated & New Regulations						

Note: These tasks are anticipated to align with the South of the River Subarea Plan tasks for efficiency in process and cost.



CITY OF STAR

COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, Planning Director and Zoning Administrator

MEETING DATE: **December 8, 2020** – PUBLIC HEARING

FILE: **CP/M-20-00 Comprehensive Plan Amendment**

REQUEST

The City of Star is initiating an update to the Comprehensive Plan Land Use Map and Text in order to recognize newly created and revised Land Use Designations on the Future Land Use Map and update the text and exhibits within the Comprehensive Plan to reflect those changes.

This request was tabled from the public hearing on November 17, 2020, at which time staff presented the proposed changes to the Comprehensive Plan Land Use Map and Text, based on staff analysis of the existing Plan, and information gathered through public outreach and testimony, and participation in the open house, workshops and previous public hearing process.

The following Land Use Map changes are proposed:

- Removal of the Agricultural land use designation. *The current Land Use Map has a small area of Agricultural on the south side of the Boise River to Joplin Road, between Can Ada Road and Kingsbury Road. This area is now proposed as Estate Residential.*
- Creation of an Estate Residential land use designation. *This was the desire of the Council and Staff, as the current Comprehensive Plan does not clearly take into consideration residential density between 1 and 3 dwelling units per acre.*
- Creation of a Commercial/Industrial Corridor land use designation. *This was the desire of Council to create additional options for Light Industrial Uses somewhere in the City. Currently, there are almost no Light Industrial options. Per recent discussions with Council and property owners, this area has been reduced in size to accommodate future land use. See below for revisions to the proposed Text language for the Corridor,*

- Creation of an Agribusiness land use designation. *This was the desire of Council and Staff to create a unique land use that for agricultural related businesses along a transportation corridor.*
- Creation of a "South of the River" Sub-Planning Area location. *This is envisioned in the current Comprehensive Plan under the "Heart of the City" Sub Area Plan.*
- Reclassification of existing Neighborhood Residential designation land area into new Estate Residential designation. *This was the desire of Council to address Community concerns over traffic and infrastructure and to create diversity in residential densities and lot sizes from what is existing in the area. Staff has received several letters from citizens living in the Star Acres Subdivision to consider further reclassification between New Hope Road and Floating Feather Road.*
- Designation of Special Transition Overlay Area on existing County created residential subdivisions. *This is necessary to protect exiting rural type developments previously approved in the County.*
- Removal of Neighborhood Centers Commercial land use designations. *This was the desire of the Council once public input from recently proposed neighborhood commercial projects brought attention to compatibility issues between existing land uses and proposed commercial "nodes".*
- Removal of Compact Residential land use designations west of Can Ada Road and north of Floating Feather Road realignment. *This was the desire of Council to address Community concerns over traffic and infrastructure due to higher densities. Testimony from property owners and potential developers (Hoot Nanney Farms/Zam Zows/Dixon) at the previous Council hearing, a request that the current Compact Residential designation remain on the properties north of Floating Feather Road was made.*
- Revision to the current Floodway land use designation. *Recognizing updated FEMA Flood Map revisions.*
- Revision to the current Impact Area Boundaries:
Removal of areas overlapping areas within Middleton, Caldwell, Nampa, Meridian and Eagle Areas of City Impact.
 - *Per testimony from the City of Nampa, only a portion of the overlapping areas of Star and Nampa have been proposed. Nampa is in disagreement with the area between the Boise River and Chinden (Hwy 20/26).*
 - *Eagle has requested that the Wilder property on Palmer Road be removed from the Star Comp Plan.*

- City initiated land use reclassification of specific properties:
This includes changing certain land use designations to match zoning and use, including the Star Sewer and Water District property to Industrial; Parcel where Ridley's Market is being constructed to recognize recent CBD zone change; Portion of Moyle property on State Street to recognize current rezone application to Industrial with remainder as Mixed Use; Specific Neighborhood Commercial portion of Rosti Farms Subdivision on the north side of the new Floating Feather Rd realignment; Area west of Stonebriar Subdivision to the east side of Hwy 16, north to the Boise River and south to Joplin Road from Mixed Use to Estate Residential; Reclassify Stonebriar Subdivision on Joplin Road from Neighborhood Residential to Rural Residential with a Special Transition Overlay Area;
- Property Owner requested land use designation reclassification of specific properties:
 - Northeast corner of Star Road and Chinden Blvd from Central Business District and Commercial to Neighborhood Residential, Commercial and Mixed Use;
 - Southwest corner of Star Road and Joplin Road from Central Business District to Mixed Use and Neighborhood Residential; *Staff modified the designation slightly to represent the desires of the property owner.*
 - Southeast corner of Palmer Road and State Street from Neighborhood Residential with a Special Transition Overlay Area to Commercial and Neighborhood Residential (without Overlay);
 - Northeast corner of Hwy 16 and State Street west to Palmer Road from specific Commercial, Industrial, Mixed Use and Compact Residential, to specific Commercial, High Density Residential, Compact Residential, Neighborhood Residential and Mixed Use;
 - Southwest corner of Hwy 16 and current Floating Feather Rd alignment from Compact Residential to Mixed Use.
- Other Properties to consider:
 - Hoot Nanney Farms property (47 acres); Dixon properties (two 10-acre parcels) & Zamzow property (10-acres) at northwest corner of current Floating Feather Road and Hwy 16. These properties are designated on our proposed Land Use Map as Mixed Use (currently designation as Compact Residential on existing Plan). Given the lack of access to these properties from Hwy 16 and the eventually removal of Floating Feather to the Hwy, Mixed Use doesn't appear to be appropriate, at least not on the northern properties (but possibly the two 10-acre parcels on Floating Feather). Staff would therefore recommend re-classification to Neighborhood Residential. *Per testimony from property owners and potential developers (Hoot Nanney Farms/Zam Zows/Dixon) at the previous Council hearing, a request that the current Compact Residential designation remain on the properties north of Floating Feather Road was made.*

- Former Irene Wilson property on Star Road. As this property was recently rezoned to R-5, Staff would recommend changing Land Use designation from Compact Residential to Neighborhood Residential to recognize currently approved residential density.
- Maxine Schvaneldt property. Northeast corner of Pollard Road and Hwy 16 request change from Residential to Commercial/Industrial.

COMPREHENSIVE PLAN TEXT AMENDMENT

The following revisions to the Comp Plan text are hereby proposed:

- *Remove Agricultural land use designation. There are no current areas within the City limits or Impact area that shows Agricultural. As an alternative, consider modifying the Comp Plan to recognize and allow productive agricultural property to annex into the City on a temporary basis (without a specific land use designation or combine it in with Rural Residential) and keep the Agricultural zoning designation or merge with RR zone to allow certain agricultural uses.*
- *Add Estate Residential land use designation. This is needed to create a designation that allows a density range of between 1 dwelling unit per acre and 3 dwelling units per acre.*
- *Revise Neighborhood Residential designation to better define minimum density range.*
- *Revise Compact Residential designation to better define minimum density range.*
- *Revise High Density Residential designation to better define minimum density range.*
- *Remove Neighborhood Commercial Centers land use designation.*
- *Revise Commercial designation to allow for Light Industrial land use options.*
- *Revise Mixed Use designation to allow for Light Industrial land use options.*
- *Add Commercial/Industrial Corridor land use designation. This is needed to create opportunities for a multitude of commercial and industrial uses along the Hwy 44 corridor. The proposed Land Use designation language has been revised to include the following in response to input from property owners and the development community:*

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. The depth of the area is determined on a parcel by parcel basis and will be further determined by the ultimate location of the backage road designated on the adopted ECAMP map (see exhibit) that will separate residential and non-residential uses. The areas may be developed as part of a Mixed-Use or PUD project. Suitable primarily for the development of a wide range of commercial and light industrial

activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

- *Add Agribusiness land use designation. This will allow for the creation of agricultural related businesses other than traditional farming practices on smaller parcels.*
- *Revise Implementation Policies to recognize the "South of the River" Sub Area Plan instead of the "Heart of the City" plan as the City moves towards completion of the plan currently underway.*
- *Revise Policies to recognize Estate Residential in the Urban Residential Planning Areas.*
- *Revise Policies to recognize the "South of the River" Sub Area Plan instead of the "Heart of the City" plan as the City moves towards completion of the plan currently underway.*
- *Revise Policies to the Commercial Planning Areas to allow for Light Industrial land use options.*
- *Revise Policies to recognize Estate Residential in the Mixed-Use Planning Areas.*
- TRANSITIONAL LOT DISCUSSION

Council has brought up concerns to staff regarding potential, conflicting policies and definitions for transitional lots as they abut established neighborhoods, or existing developments with the Special Transition Overlay Area land use designation. The following sections of the Comp Plan addresses this. The Council should review each identified section and determine if new, revised or removed text needs to be considered as part of this Amendment process.

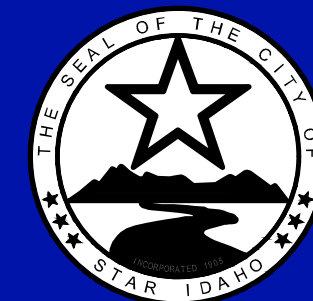
Councilmember Keyes has suggested the following to address the Transitional Lot issue:

Allowed Transition Density (other than near Special Transition Areas)		
Existing Lot Zoning	Allowed Adjacent Transition	Allowed Across Road Transition
R-1 or RR(RT) with 1 acre or larger lots	1/3rd acre lots	R-3
R-1 with smaller than 1 acre lots	R-3	R-4
R-2	R-4	R-5
R-3	R-5	R-6
R-4	R-6	R-7
R-5	R-7 Single Family	Maximim Allowed in Comp Plan
R-6	Maximim Allowed in Comp Plan	Maximim Allowed in Comp Plan
R-7	Maximim Allowed in Comp Plan	Maximim Allowed in Comp Plan
R-8 and up	Maximim Allowed in Comp Plan	Maximim Allowed in Comp Plan

Allowed Transition Density Near Special Transition Areas		
Existing Lot Zoning	Allowed Adjacent Transition	Allowed Across Road Transition
RR(RT) or RUT with 1 acre or larger lots	1 acre lots	1/2 acre lots
R-1, RR(RT), or RUT with smaller than 1 acre lots	1/3rd acre lots	R-3

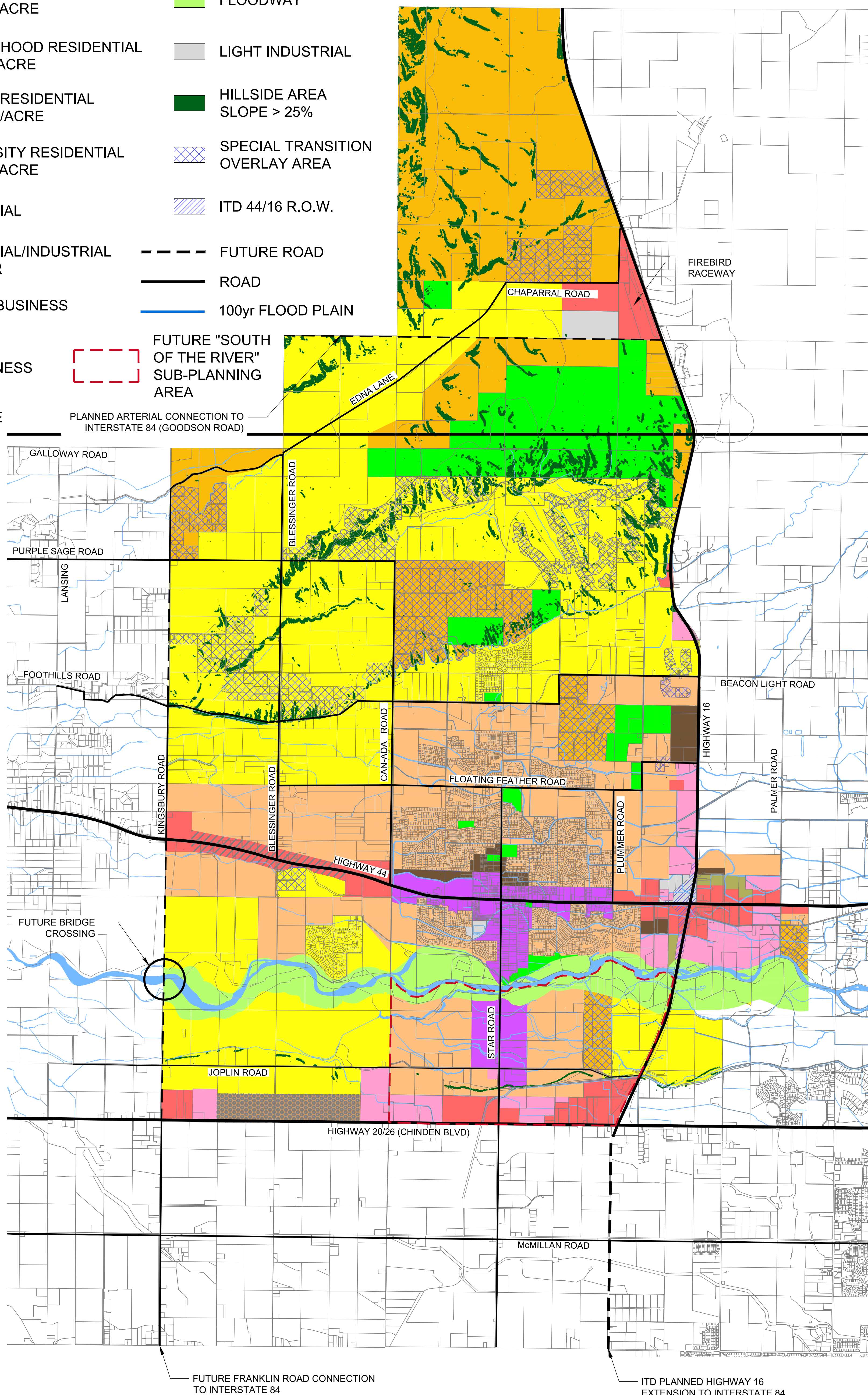
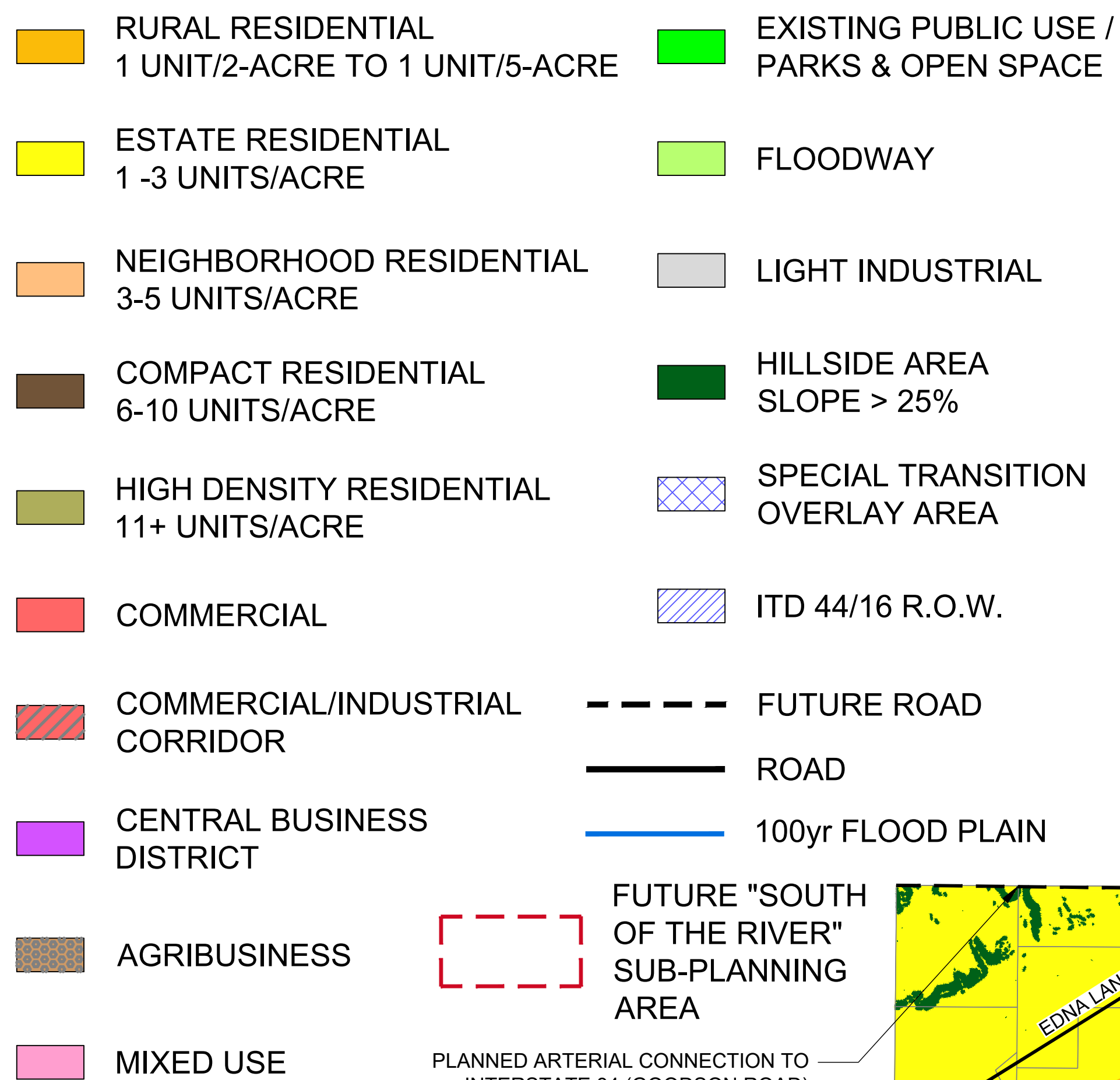
Councilmember Keyes has also included the following request to be considered in the Comp Plan language:

Not likely to be subdivided in the future – A legal encumbrance that prevents land from being further subdivided. This could include subdivision CC&Rs, easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other legal encumbrances. This specifically excludes statements from landowners regarding future intent without some other legal encumbrance.



DECEMBER 2020 COMPREHENSIVE PLAN LAND USE MAP REVISIONS

CURRENT PROPOSED PLAN 12-8-20



KELLER
ASSOCIATES

12/07/2020

LAND USE MAP

J:\203010\c_DESN\CAD\PLANS\PROPOSED LAND USE MAP.dwg Dec 07, 2020 - 10:32am

December 4, 2020

Star Mayor and City Council
PO Box 130
Star, ID 83669

Dear Mayor, City Council Members, and Staff,

We are writing concerning the special Council meeting scheduled for December 8. We have several concerns with the proposed changes to the Comprehensive Plan.

1. Please consider changing the proposed boundaries of the Estate Residential area. The boundary should include the area north of Floating Feather from Can Ada to Highway 16. There are several large lots, with established homes along New Hope west of and down Brandon all the way to Floating Feather that meet the definition of "existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future." Many of these would benefit from that transition that are not in the current Estate Residential Area. There are also Special Transition Overlay Areas around the golf course south of Beacon Light and on Floating Feather between N. Pollard and Hwy 16. There are already several subdivisions either built or approved that do not meet the Estate Residential criteria within the proposed boundary. These neighborhoods do help to create a diversity within Star. The few remaining areas of larger lots, with established homes need to have the protection of Estate Residential in order to maintain the goal of retaining the rural feel of Star.
2. We would also ask that there be some clarifications to "Policies Related to the Special Transition Overlay Areas (8.5.4).
 - The last sentence should read: "Lots which directly and entirely abut a Special Transition Overlay Area must be, (not "may be") one acre minimum in size and include a minimum setback of 50 feet, or larger.
 - In addition, lots within the new development should also transition to nearby larger border lots in appropriate size to create a meaningful transition within the new neighborhood. The lots adjacent to or across the street from the one acre lots, within the subdivision, should be 1/2 acre. This would assure a needed transition within the new subdivision. This internal transition within the subdivision was set as precedence in the Greendale Subdivision Phase 2 triangle between the new Beacon Light and Wing Road. And lots adjacent to the 1/2 acre lots should be 1/3 acre as per the 1/3 acres Estate Residential or 1/4 acre in other areas.

Thank you for your consideration.

Ann & Lonn Kuck
10399 W Rolling Hills Dr
Star, ID 83669
ekuck@aol.com
208-286-9638

Shawn Nickel

From: John Northrup <john1northrup@gmail.com>
Sent: Saturday, December 5, 2020 9:12 AM
To: Shawn Nickel
Subject: Master plan meeting Dec 8th

Hi Shawn,

My name is John Northrup. My wife Cheryl and I live at 2333 N Stardust Farm Ln, Star ID. I am adjacent to Star Acres and between them and Schreiner Sub. I owned 10 acres until a couple years ago when I decided to split the parcel into 2 - 5 acre parcels and build a single story home on the new parcel because of a knee injury.

I had several offers from developers to buy the land before I split it into the 5 acre parcels and have still had several contact me as I am not part of a platted subdivision with CCR's or HOA's etc. I decided not to sell because of how much we love this neighborhood and our neighbors. While there may have been some financial benefit to selling to a developer, we chose to split the land into like parcels to keep the feel of the area that we love. It shouldn't always be about what makes the most money! I think it is important for your group to understand that those of us most impacted by the current growth of our area want true transition zones... ie 5 acres, 2, 1, 1/2 1/3.... buffers, wildlife corridors etc. while this may not lend itself to all developers and builders... there are many that thrive in that market... just look across Hwy 16. What do we want Star to look like in 2yrs, 5 yrs or longer. Are we going to see our neighbors on horseback or the deer, turkeys and foxes? Or are we going to look like Locust Grove and Ustick? Eagle found a way to be diverse and keep the rural benefits... can we?

Also, it came up in the informal meeting on Brandon with the engineer company for a new proposed development adjacent to Canvasback that they aren't required to do a traffic study because they are under the number of homes requiring one. How many of these are being approved? Traffic is changing quickly and needs to be considered. Finally, in order not to repeat information, I have spoken with Steve Green and Bob Fehlau and believe they have compiled much of the specific changes for your group including my thoughts so consider this a ditto for those changes to the master plan.

Sincerely,
John Northrup

Sent from my iPad

Shawn Nickel

From: Will Eason <wildman@ak.net>
Sent: Sunday, December 6, 2020 9:19 AM
To: Shawn Nickel
Subject: Comprehensive Plan update

Hi Shawn-

I understand that the comprehensive plan changes are up for discussion this Tuesday. It may be too late to get my written public comment in, but if not, could you please include my comments below.

As the council has noted, the existing comprehensive plan is ambiguous and confusing concerning with respect to lot sizes developed adjacent to Special Transition Overlay. The Revised Comprehensive Plan should define the lot size developed and abutting to the STOA as a minimum of 1 acre with a minimum of 50' building setback. Buffers such as berms, non-use vegetation areas, should also be required to provide for a transition from the rural lots to the urban lots. Lots within the proposed new subdivision should also go from 1 acre lots, to ½ acre lots, to smaller lots to provide a transition in lot size within the subdivision.

Thanks.

Will Eason
10174 W. Star Acres Dr.
Star, Idaho 83669
907-575-1138

PLANNING OUR FUTURE WITH TREES!

Create a tree ordinance

Star needs a tree ordinance to guide residents, developers, city personnel and others who may have an impact on tree canopy cover in Star.

Currently there is no guiding document in place which is a mistake going forward in Star's comprehensive planning. Please look at the City of Caldwell, Boise, Nampa and other cities who have tree ordinances to educate yourselves as to what is being used in other cities and what Star is sorely lacking.

We can't leave trees out of our comprehensive planning for future growth because we need trees to help provide environmental sustainability. We need trees to help Star survive into the next century. Planning without trees having a high priority we may end up with lots of concrete, buildings and asphalt where people move away in 50 years.

Buy land. Create parks...= trees! We can have an Ann Morrison Park one day.

Developers & Subdivisions

Currently there is no requirement for developers to create parkways in subdivisions. Developers will leave them out if they are not required to put them in, i.e. Canvasback Sub. and many others.

Tree lined streets should be the norm in all subdivisions in Star and they should be wide enough (5' minimum) to sustain tree growth.

Star needs a Tree Ordinance!

Star City Council meeting Dec. 8,2020 Written Statement

From: Robert Fehlau 2203 N. Sunny Ln., Star, Id. 83669 , rfehlau@hotmail.com 208-695-9187

Council Members, Mayor and Staff,

I would like to address the Estate Residential Designation Area and the language and definition of the Special Transition Overlay Zone. As I mentioned on the November 17th council meeting, via zoom, I was under the impression that designation could be considered for the area surrounding a Special Transition Overlay Area (STOA). It seems like The Star Acres STOA (southeast of Beacon Light and Wing Rd.) is one of few STOA which does not have this transition potential. There are size requirements for lots that abut STOA, which need to be clarified, and I have tried to address in pages 3 and 4 of this statement. However the Estate Residential requirements would help create transitions within the neighborhood lots next to the transition lots.

I would like to ask how you determined the Beacon Light/ New hope to Can Ada boundary. There are existing subdivisions within the proposed Estate Residential (ER) that are non-conforming with the 1-3/ac. requirement.

There are several large lots, with established homes along New Hope west of and down Brandon all the way to Floating Feather that meet the definition of "existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future." Many of these would benefit from that transition that are not in the current ER Area. All of the lots in the Star acres subdivision are over 5 acres and may not be subdivided under the CCNR's. There is still open, undeveloped land surrounding and in-between these areas that need to be protected.

"Estate Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable." P.7 of amended plan

I, therefore, propose the following changes to the Estate Residential Boundary:

1. The Estate Residential boundary should be brought further south to include the area north of Floating Feather, not Beacon Light, from Can Ada to Hwy 16. At the very least, this should extend north of Floating Feather to N. Pollard Road.

There are already several subdivisions, either built or approved, that do not meet the Estate Residential criteria within the proposed boundary. These neighborhoods do help to create a diversity within Star. The few remaining areas of larger lots, with establishes homes, need to have the protection of Estate Residential in order to maintain the goal of retaining the rural feel of Star.

I believe that refining the language of The Special Transition Overlay area is imperative to be able to make supported decisions. **I have heard the Council state many times that this definition needs refinement.** It seems to me that there are contradictions and areas that are vague in the language of 8.5.4 that make it difficult to support decisions. It seems that **new developments are also confused** and are at the same time taking advantage of the lack of clarity. These are suggestions and comments I hope can start a path to a better definition.

How the Special Transition Overlay Area Definition currently reads:

This is from the Star **COMPREHENSIVE PLAN AMENDMENT DRAFT STAFF REPORT p.13.**
It's the same as the existing Comp plan, with no revisions.

I believe section D. creates the most confusion. **Try reading it out loud.**

8.5.4 Policies Related to The Special Transition Overlay Areas

A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.

B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.

E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

I propose the following refinements and clarifications to “Policies Related to the Special Transition Overlay Areas” 8.5.4 in the Star Comprehensive Plan Amendment.

This is how it could read with suggested changes.

I believe that a version similar to this could help more clearly inform potential developments and support Council decisions.

8.5.4 Policies Related to The Special Transition Overlay Areas (STOA)

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new directly abutting lots to be one acre in size or may include buffering of equal size.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. A transition must take into consideration site constraints that may exist. This may include clustering of the urban lots in order to provide an appropriate open space area to avoid lots directly abutting Special Transition Overlay Area lots. This may also include the provision of a buffer strip to avoid new lots directly abutting STOA lots. One wide shallow “buffer strip” lot of one acre can not create a transition along several lots in the STOA. Each new building lot or buffer area abutting one STOA lot must be one acre in minimum size and include visual transitional landscaping such as berms, trees and bushes.
- E. A fifty foot minimum or Larger setback from any structure to STOA boundary should be required for new lots planned to abut existing Special Transition Overlay Area lots.
- F. Lots within the new development should also transition to nearby larger border lots in appropriate size to create a meaningful transition within the new neighborhood.
- G. Lots within the new development should be designed such that lots on each side of the street are of similar or in transitioning size.

Notes for suggested refinements and clarifications to “Policies Related to the Special Transition Overlay Areas” 8.5.4 in the Star Comprehensive Plan Amendment.

I must start by saying that I feel that this designation is very important to maintaining a continuity and flow to the feel of this city. I greatly appreciate all of the efforts that the Council, Mayor and Staff have made. I believe that refining the language of The Special Transition Overlay area is imperative to be able to make supported decisions. I have heard the Council state many times that this definition needs refinement. It seems to me that there are contradictions and areas that are vague in the language of 8.5.4 that make it difficult to support decisions. It seems that new developments are also confused and are at the same time taking advantage of the lack of clarity. These are suggestions and comments I hope can start a path to a better definition.

My notes and suggestions of changes to the Special Transition Overlay Area language are below.

Edit Key:

Original remaining unchanged Suggested additions Suggested omissions Comments

8.5.4 Policies Related to The Special Transition Overlay Areas (STOA)

A. Development adjacent to and within the Special Transition Overlay Area is to

provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new **directly** abutting lots to be one acre in size or may include buffering **of equal size**.

B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. This seems repetitive. States same as A.

A transition must take into consideration site constraints that may exist. **and This** may include clustering of the urban lots in order to provide an **appropriate** open space area to avoid new **avoiding urban** lots directly abutting Special Transition Overlay Area lots,

or This may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots. One wide shallow "buffer strip" lot of one acre can not create a transition along several lots in the STOA. Each new lot abutting one Special Transition Overlay Area lot must be one acre in minimum area in minimum size and include visual transitional landscaping such as berms, trees and bushes.. For example; a 15' x 2904' lot abutting several STOA lots does not meet the one acre requirement even though that area would equal one acre. This is sometimes referred to as a Spite Strip

, or may include setbacks within the urban

lots similar to the Special Transition Overlay Area lots directly abutting, This is stated in section E.

or may include the provision of (one half to remove: contradictory) one acre size lots directly abutting the

Special Transition Overlay Area lots. This is stated in section A.

E. A fifty foot minimum or Larger setbacks from structure to STOA should be required for new lots planned to abut existing Special Transition Overlay Area lots. This would deter wide shallow lots created to meet the one acre requirement, but would then force the new home to be right up against the existing large lot in a STOA

Additional point suggestions:

F. Lots within the new development should also transition to nearby larger border lots in appropriate size to create a meaningful transition within the new neighborhood. The lots adjacent to or across the street from the one acre lots, within the subdivision should be 1/2 ac.. This would assure a needed transition within the new subdivision as well. (This internal transition within the subdivision was set as precedence in the Greendale Subdivision Phase 2 triangle between the new Beacon Light and Wing Road) Therefore, lots adjacent to the 1/2 ac. lots should be 1/3 ac. as per the 1-3/ac. Estate Residential or ¼ ac. in other areas.

G. "Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size." or in transitioning size. This was F. in 8.5.2 in original comp plan "F. Is 8.5.2 still part of revised plan?"

Thank you very much for your time and consideration, Robert Fehlau

2203 N. Sunny Lane, Star, Id. 83669 Rfehlau@hotmail.com 208-695-9187

Existing Definition

8.5.4 Policies Related to The Special Transition Overlay Areas

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area.

Previous proposal with one acre minimum

8.5.4 Policies Related to The Special Transition Overlay Areas (STOA)

A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new directly abutting lots to be one acre in size or may include buffering of equal size.

B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. A transition must take into consideration site constraints that may exist. This may include clustering of the urban lots in order to provide an appropriate open space area to avoid lots directly abutting Special Transition Overlay Area lots. This may also include the provision of a buffer strip to avoid new lots directly abutting STOA lots. One wide shallow “buffer strip” lot of one acre can not create a transition along several lots in the STOA. Each new building lot or buffer area abutting one STOA lot must be one acre in minimum size and include visual transitional landscaping such as berms, trees and bushes.

E. A fifty foot minimum or Larger setback from any structure to STOA boundary should be required for new lots planned to abut existing Special Transition Overlay Area lots.

F. Lots within the new development should also transition to nearby larger border lots in appropriate size to create a meaningful transition within the new neighborhood.

- G. Lots within the new development should be designed such that lots on each side of the street are of similar or in transitioning size.

Proposed new definition with 50% rule

8.5.4 Policies Related to The Special Transition Overlay Areas (STOA)

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.
 - 1. The purpose of this is to avoid sharply contrasting properties in close proximity and create a smooth visual transition or flow between existing and new homes.
 - 2. This transition should also apply to new lots within new developments themselves to create a meaningful transition within the new neighborhood.
- B. This transition shall require new directly abutting lots to be, at minimum, one half(50%) of the area of the existing residential lot, or newly created lot, which it directly borders in any portion.
 - 1. Requiring new lot areas to be at least 50% of existing lots will ensure a transition more specific to the conditions than an arbitrary minimum lot size.
 - 2. If a proposed lot borders more than one lot, the minimum 50% requirement applies to the larger property.
 - 3. Proposed adjacent lots within the new development should also transition with this minimum of 50% reduction in size to each other.
- C. In order to create a meaningful separation, the shape and proportion of the new lot should be taken into consideration.
 - 1. The front and side dimensions of the lots should not be greater than a 50% difference.
 - 2. This will discourage shallow, wide lots created to meet the transition requirements that do not achieve a meaningful separation between buildable areas.
- D. Larger setbacks from structure to property line should be required for new lots planned to abut existing Special Transition Overlay Area lots.
 - 1. Visual transitions of landscaping should be incorporated between the properties.
 - 2. Solid fences right at the property line should be avoided.
- E. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- F. The transition may include the provision of a buffer area of a non-buildable separation.

1. If a buffer area is created as a separation between two specific lots, the combined buffer and proposed building lot shall together not be less than half the area of any bordering lot.
 2. Buffer areas may be combined with adjacent lots to create an open space buffer strip separating several lots, however, the specific area bordering each lot must still apply. (C.1.)
 3. This open space buffer shall be appropriately landscaped to create a smooth visual transition.
 - a. This area may include berms, trees, water features, elevation changes or other features appropriate to blend well with the surrounding landscape to achieve a successful transition.
- G. Developments should be designed such that lots on each side of the street are of similar size or in transitioning size.
1. This would apply to streets bordering the STOA and streets within the new development.
 2. In the condition that a street is directly abutting the Special Transition Overlay boundary, the area of the street directly opposing the new lot may be factored into the minimum 50% lot reduction requirement.
 3. Home frontage and access should not be designed to face the street separating the new lot from the STOA boundary.
 4. New Developments separated by a street at the STOA boundary must include a 15 foot minimum open space buffer with appropriate landscaping to create a visual transition.
 5. Streets within the proposed development should also incorporate landscaped visual transitions.
 - a. This should include a sidewalk and landscape strip with trees.
- H. Larger setbacks from structure to property line should be required for new lots planned to abut existing Special Transition Overlay Area lots.
3. Visual transitions between the properties of landscaping should be incorporated between the properties.
 4. Solid fences right at the property line should be avoided.
- I. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- J. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.



CITY OF STAR

COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, Planning Director and Zoning Administrator

MEETING DATE: November 17, 2020 – PUBLIC HEARING

FILE: CP/M-20-00 Comprehensive Plan Amendment

REQUEST

The City of Star is initiating an update to the Comprehensive Plan Land Use Map and Text in order to recognize newly created and revised Land Use Designations on the Future Land Use Map and update the text and exhibits within the Comprehensive Plan to reflect those changes.

NOTIFICATION REQUIREMENTS

Agencies Notified
Legal Notices

November 2, 2020
November 2, 2020 & November 12, 2020

PUBLIC PARTICIPATION

City Council Workshop #1
Public Open House
City Council Workshop #2

September 8, 2020
September 22, 2020
September 29, 2020

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-3: COMPREHENSIVE PLAN AMENDMENTS:

A. Process:

1. Comprehensive Plan Amendment Initiated by The City: The city council may propose amendments to the comprehensive plan following notice and public hearing procedures in section 67-6509 of the Idaho Code.

2. Comprehensive Plan Amendment Initiated by A Property Owner: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a comprehensive plan amendment. An application and fees shall be submitted to the administrator on application forms provided by the city.

3. Public Hearing: The city council shall conduct at least one public hearing in accordance with this chapter and in accordance with the procedures in section 67-6509 of the Idaho Code.

B. Required Findings: The council shall review the application at the public hearing. In order to adopt a new comprehensive plan or grant an amendment to the existing comprehensive plan, the council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.

2. The proposed amendment provides an improved guide to future growth and development of the city.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map.

4. The proposed amendment is consistent with this unified development code.

5. The proposed amendment is in the best interest of the city of Star.

6. The proposed amendment includes a justification letter for the amendment addressing the following criteria and the Council finds that the amendment is in compliance with the stated criteria:

- a. A specific description of the change being requested.
- b. Specific information on any property(s) involved.
- c. A description of the condition or situation which warrants a change being made in the plan.
- e. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
- f. A proposed development plan for any land involved.
- h. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.
- i. If the amendment will impact more individuals than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.
- j. Any other data and information required by the city for their evaluation of the request.

COMPREHENSIVE PLAN:

18.3 Goal

The Star Comprehensive Plan and related ordinances are to be working documents used by citizens and city leaders to shape the future of Star.

18.4 Implementation Policies:

The City Council is responsible to review the status of the implementation actions and critique the relevance of the Comprehensive Plan, including proposing any amendments on an as needed basis.

AMENDMENT OVERVIEW

FUTURE LAND USE MAP AMENDMENT

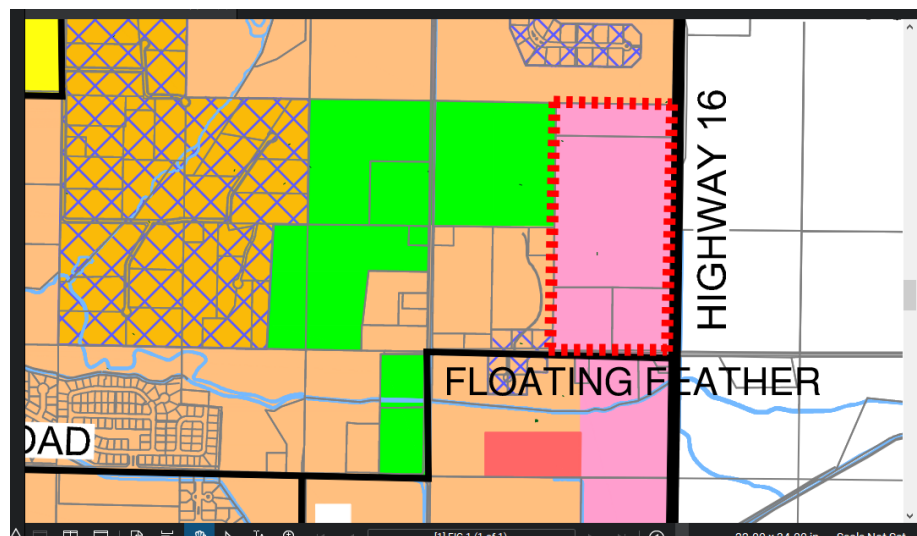
The following Land Use Map changes are proposed:

- Removal of the Agricultural land use designation. *The current Land Use Map has a small area of Agricultural on the south side of the Boise River to Joplin Road, between Can Ada Road and Kingsbury Road. This area is now prosed as Estate Residential.*
- Creation of an Estate Residential land use designation. *This was the desire of the Council and Staff, as the current Comprehensive Plan does not clearly take into consideration residential density between 1 and 3 dwelling units per acre.*
- Creation of a Commercial/Industrial Corridor land use designation. *This was the desire of Council to create additional options for Light Industrial Uses somewhere in the City. Currently, there are almost no Light Industrial options.*
- Creation of an Agribusiness land use designation. *This was the desire of Council and Staff to create a unique land use that for agricultural related businesses along a transportation corridor.*
- Creation of a "South of the River" Sub-Planning Area location. *This is envisioned in the current Comprehensive Plan under the "Heart of the City" Sub Area Plan.*
- Reclassification of existing Neighborhood Residential designation land area into new Estate Residential designation. *This was the desire of Council to address Community concerns over traffic and infrastructure and to create diversity in residential densities and lot sizes from what is existing in the area.*

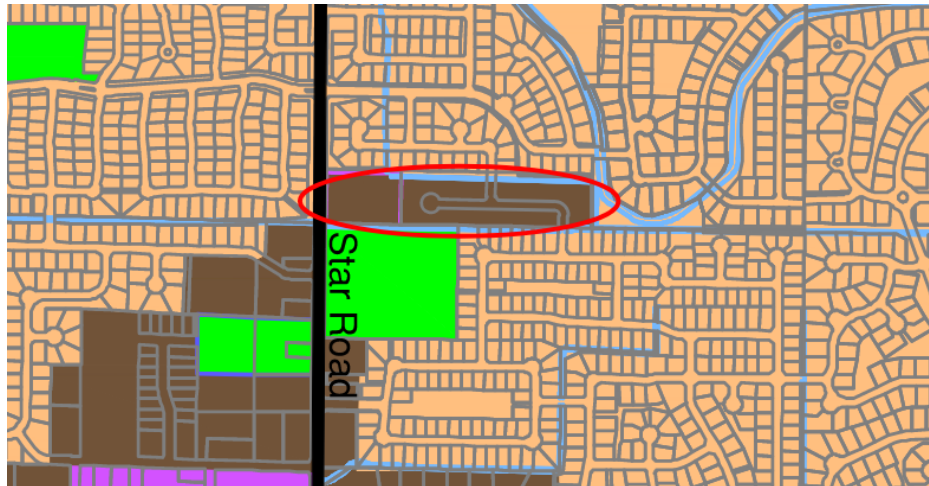
- Designation of Special Transition Overlay Area on existing County created residential subdivisions. *This is necessary to protect exiting rural type developments previously approved in the County.*
- Removal of Neighborhood Centers Commercial land use designations. *This was the desire of the Council once public input from recently proposed neighborhood commercial projects brought attention to compatibility issues between existing land uses and proposed commercial “nodes”.*
- Removal of Compact Residential land use designations west of Can Ada Road and north of Floating Feather Road realignment. *This was the desire of Council to address Community concerns over traffic and infrastructure due to higher densities.*
- Revision to the current Floodway land use designation. *Recognizing updated FEMA Flood Map revisions.*
- Revision to the current Impact Area Boundaries:
Removal of areas overlapping areas within Middleton, Caldwell, Nampa, Meridian and Eagle Areas of City Impact.
- City initiated land use reclassification of specific properties:
This includes changing certain land use designations to match zoning and use, including the Star Sewer and Water District property to Industrial; Parcel where Ridley’s Market is being constructed to recognize recent CBD zone change; Portion of Moyle property on State Street to recognize current rezone application to Industrial with remainder as Mixed Use; Specific Neighborhood Commercial portion of Rosti Farms Subdivision on the north side of the new Floating Feather Rd realignment; Area west of Stonebriar Subdivision to the east side of Hwy 16, north to the Boise River and south to Joplin Road from Mixed Use to Estate Residential; Reclassify Stonebriar Subdivision on Joplin Road from Neighborhood Residential to Rural Residential with a Special Transition Overlay Area;
- Property Owner requested land use designation reclassification of specific properties:
 - Northeast corner of Star Road and Chinden Blvd from Central Business District and Commercial to Neighborhood Residential, Commercial and Mixed Use;
 - Southwest corner of Star Road and Joplin Road from Central Business District to Mixed Use and Neighborhood Residential;
 - Southeast corner of Palmer Road and State Street from Neighborhood Residential with a Special Transition Overlay Area to Commercial and Neighborhood Residential (without Overlay);
 - Northeast corner of Hwy 16 and State Street west to Palmer Road from specific Commercial, Industrial, Mixed Use and Compact Residential, to specific

Commercial, High Density Residential, Compact Residential, Neighborhood Residential and Mixed Use;

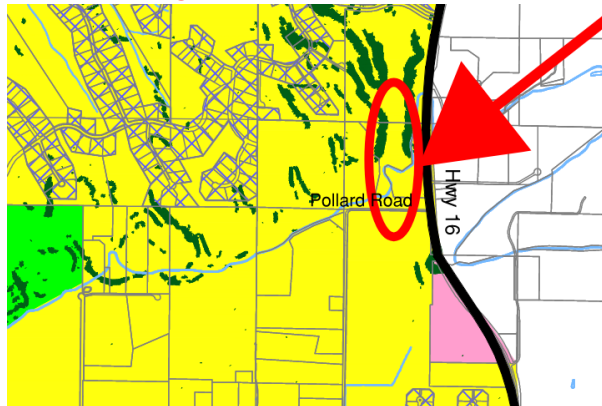
- Southwest corner of Hwy 16 and current Floating Feather Rd alignment from Compact Residential to Mixed Use.
- Other Properties to consider:
 - Hoot Nanney Farms property (47 acres); Dixon properties (two 10-acre parcels) & Zamzow property (10-acres) at northwest corner of current Floating Feather Road and Hwy 16. These properties are designated on our proposed Land Use Map as Mixed Use (currently designation as Compact Residential on existing Plan). Given the lack of access to these properties from Hwy 16 and the eventually removal of Floating Feather to the Hwy, Mixed Use doesn't appear to be appropriate, at least not on the northern properties (but possibly the two 10-acre parcels on Floating Feather). Staff would therefore recommend re-classification to Neighborhood Residential.



- Former Irene Wilson property on Star Road. As this property was recently rezoned to R-5, Staff would recommend changing Land Use designation from Compact Residential to Neighborhood Residential to recognize currently approved residential density.



- Maxine Schvaneldt property. Northeast corner of Pollard Road and Hwy 16 request change from Residential to Commercial/Industrial.



COMPREHENSIVE PLAN TEXT AMENDMENT

The following revisions to the Comp Plan text are hereby proposed:

Remove Agricultural land use designation. There are no current areas within the City limits or Impact area that shows Agricultural. As an alternative, consider modifying the Comp Plan to recognize and allow productive agricultural property to annex into the City on a temporary basis (without a specific land use designation or combine it in with Rural Residential) and keep the Agricultural zoning designation or merge with RR zone to allow certain agricultural uses.

Agricultural

~~Suitable for agricultural use with parcels that typically are 5 acres or larger in size. May include active agriculture, viticulture, equestrian, and residential. Uses include native open space and active farm land. The agricultural land use is not amenity based (sewer, water, schools) and will usually be located away from goods and~~

~~services. These areas encourage the keeping and raising of crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be limited due to the limited availability of infrastructure. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department.~~

Add Estate Residential land use designation. This is needed to create a designation that allows a density range of between 1 dwelling unit per acre and 3 dwelling units per acre.

Estate Residential

~~Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.~~

Revise Neighborhood Residential designation to better define minimum density range.

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

Revise Compact Residential designation to better define minimum density range.

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from ~~6~~ 5.01 units per acre to 10 units per acre.

Revise High Density Residential designation to better define minimum density range.

High Density Residential

Suitable primarily for multi-family. This use should generally be located in close proximity to commercial centers and primary transportation corridors. The use is also suitable within the Central Business District in mixed use buildings with commercial or office uses on the first floor and high density residential on upper

floors. Densities range from ~~11~~ 10.01 units per acre and up. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include increased setbacks for multi-story buildings, landscape buffers, and transitional densities. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured.

Remove Neighborhood Commercial Centers land use designation.

~~Neighborhood Commercial Centers~~

~~Locations which may be suitable for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while including development standards that prevent adverse effects on existing or planned adjoining residential uses. Such centers are typically appropriate for small shopping clusters located within residential neighborhoods.~~

Revise Commercial designation to allow for Light Industrial land use options.

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.

Revise Mixed Use designation to allow for Light Industrial land use options.

Mixed Use

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed Use areas are not being used simply to justify high density residential use.

Add Commercial/Industrial Corridor land use designation. This is needed to create opportunities for a multitude of commercial and industrial uses along the Hwy 44 corridor.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

Add Agribusiness land use designation. This will allow for the creation of agricultural related businesses other than traditional farming practices on smaller parcels.

Agribusiness

Suitable primarily for uses associated with agricultural activities, but due to parcel sizes, does not include large farming operations. The uses may include, but are not limited to, dry flower production, aquaculture, seed and fertilizer labs, agritourism, organic crops and fertilizer, farmers markets and roadside stands, bee keeping, nurseries and tree farms, and hydroponics.

Revise Implementation Policies to recognize the “South of the River” Sub Area Plan instead of the “Heart of the City” plan as the City moves towards completion of the plan currently underway.

8.5 Implementation Policies

8.5.1 ~~“Heart of the City”~~ “South of the River” Sub Area Plan:

A ~~“Heart of the City”~~ “South of the River” Sub Area Plan should be developed and adopted by the city for the area planned to be the future downtown of Star and its future supporting periphery. This area includes the CBD (Central Business District) shown on the Land Use Map and the area between the Boise River and the Chinden Bench spanning from Highway 16 to the Can-Ada Road section line.

This area is critical for master planning to provide Star a sense of place in its downtown understanding that the current small central business district area has served well for many years but as development occurs, and State Highway 44 is

widened an expansion of the activity center of the city will be needed. Expanding south incorporates the beautiful Boise River with a significant amount of floodway area which can serve the new ~~Heart of the City Sub Area~~ well with many acres of parkland and public access to the river understanding that existing property owner property rights are not to be infringed.

Revise Policies to recognize Estate Residential in the Urban Residential Planning Areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- A. The ~~Estate and~~ Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the ~~Estate and~~ Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

Revise Policies to recognize the “South of the River” Sub Area Plan instead of the “Heart of the City” plan as the City moves towards completion of the plan currently underway.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas

- A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by “Dixon Subdivision” almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. Within the ~~Heart of the City~~ South of the River Sub Area Plan recommended herein, this Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not

to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.

Revise Policies to the Commercial Planning Areas to allow for Light Industrial land use options.

8.5.6 Policies Related Mostly to The Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

B. Encourage commercial facilities to locate on transportation corridors.

C. Locate neighborhood services within walking distance to residential development.

D. Discourage the development of strip commercial areas.

E. Maintain and develop convenient access and opportunities for shopping and employment activities.

F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

Revise Policies to recognize Estate Residential in the Mixed Use Planning Areas.

8.5.7 Policies Related Mostly to The Mixed Use Planning Areas

E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed use areas could include multi-family housing

and or office related uses if determined by the Council through the public hearing process, to be appropriate.

COMPREHENSIVE PLAN EXHIBITS

The following Exhibits in the Comp Plan will be updated as part of this Amendment process. Exhibits include the following:

- Land Use Map – As proposed above with changes further made by Council.
- Zoning Compatibility Matrix – To recognize new and modified land use designations as they relate to zoning districts.
- 2019 Comp Plan Land Use Designation pie chart
- 2019 Comp Plan Commercial vs. Residential pie chart
- Street Classification Map – To recognize updated ECAMP Map
- Natural Features Map – To recognize revised Area of Impact boundaries

TRANSITIONAL LOT DISCUSSION

Council has brought up concerns to staff regarding potential, conflicting policies and definitions for transitional lots as they abut established neighborhoods, or existing developments with the Special Transition Overlay Area land use designation. The following sections of the Comp Plan addresses this. The Council should review each identified section and determine if new, revised or removed text needs to be considered as part of this Amendment process.

8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas

- D. When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

- E. Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
- C. Site layout within the Special Transition Overlay Area is to provide for a transition in density and lot sizing. Base densities may be significantly reduced or home sites may be clustered to increase open space within a portion of a site when property is within this overlay.

8.5.4 Policies Related to The Special Transition Overlay Areas

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

AGENCY RESPONSES

- City of Meridian October 15, 2020
- City of Nampa October 19, 2020
- City of Eagle Pending
- City of Middleton Pending

PUBLIC RESPONSES/PARTICIPATION

- See Attached Sign-up Sheets for participants of Workshops and Open House.
- See Attached Public Comments
- See Attached letters from specific property owners regarding changes to specific property Land Use designations

FINDINGS

Comprehensive Plan Map Amendment (UDC 8-1B-3-B):

1. The proposed amendment is consistent with the other elements of the Comprehensive Plan.
The Council should determine if the proposed amendments to the Plan are consistent with other elements of the Plan.
2. The proposed amendment provides an improved guide to future growth and development of the City.
The Council should determine if the properties and areas in the proposed amendment improve the guidelines for future growth and development in the City.
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan and the Comprehensive Plan future land use map.
The Council should determine if the proposed amendments are consistent with the goals, objectives and policies of the existing Comprehensive Plan.
4. The proposed amendment is consistent with the Unified Development Code.
The Council will direct staff to update the UDC to make sure that it is consistent with any changes to the Comprehensive Plan that may be in conflict with the current Code.
5. The proposed amendment is in the best interest of the City of Star.
The Council should determine whether the approval of the amendment would provide the City with a continued growth pattern in the area, expanded public services, improvements to the transportation system and a continued tax base.

COMPREHENSIVE PLAN:

18.3 Goal

The Star Comprehensive Plan and related ordinances are to be working documents used by citizens and city leaders to shape the future of Star.

18.4 Implementation Policies:

The City Council is responsible to review the status of the implementation actions and critique the relevance of the Comprehensive Plan, including proposing any amendments on an as needed basis.

AMENDMENT OVERVIEW

FUTURE LAND USE MAP AMENDMENT

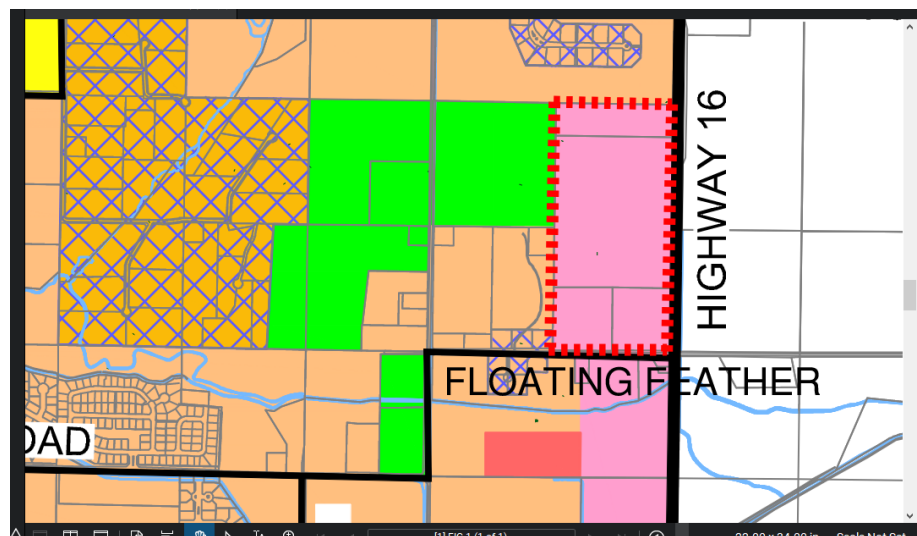
The following Land Use Map changes are proposed:

- Removal of the Agricultural land use designation. *The current Land Use Map has a small area of Agricultural on the south side of the Boise River to Joplin Road, between Can Ada Road and Kingsbury Road. This area is now prosed as Estate Residential.*
- Creation of an Estate Residential land use designation. *This was the desire of the Council and Staff, as the current Comprehensive Plan does not clearly take into consideration residential density between 1 and 3 dwelling units per acre.*
- Creation of a Commercial/Industrial Corridor land use designation. *This was the desire of Council to create additional options for Light Industrial Uses somewhere in the City. Currently, there are almost no Light Industrial options.*
- Creation of an Agribusiness land use designation. *This was the desire of Council and Staff to create a unique land use that for agricultural related businesses along a transportation corridor.*
- Creation of a "South of the River" Sub-Planning Area location. *This is envisioned in the current Comprehensive Plan under the "Heart of the City" Sub Area Plan.*
- Reclassification of existing Neighborhood Residential designation land area into new Estate Residential designation. *This was the desire of Council to address Community concerns over traffic and infrastructure and to create diversity in residential densities and lot sizes from what is existing in the area.*

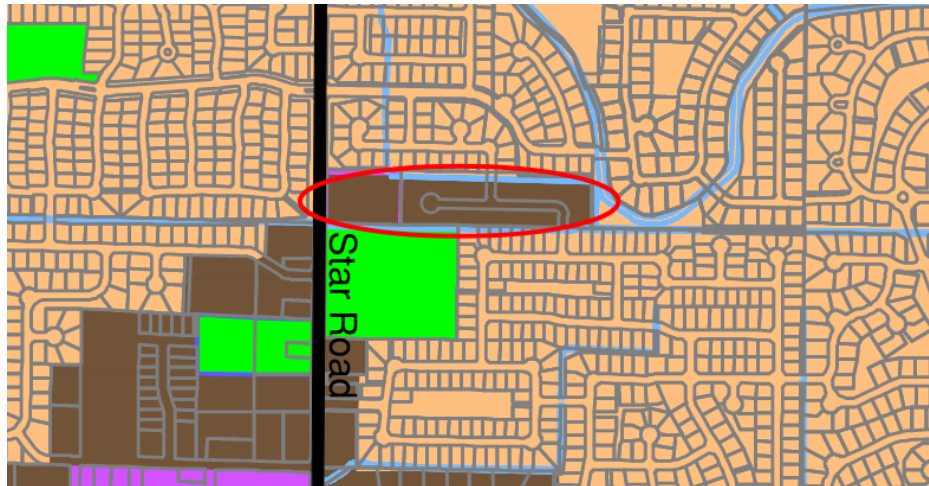
- Designation of Special Transition Overlay Area on existing County created residential subdivisions. *This is necessary to protect exiting rural type developments previously approved in the County.*
- Removal of Neighborhood Centers Commercial land use designations. *This was the desire of the Council once public input from recently proposed neighborhood commercial projects brought attention to compatibility issues between existing land uses and proposed commercial “nodes”.*
- Removal of Compact Residential land use designations west of Can Ada Road and north of Floating Feather Road realignment. *This was the desire of Council to address Community concerns over traffic and infrastructure due to higher densities.*
- Revision to the current Floodway land use designation. *Recognizing updated FEMA Flood Map revisions.*
- Revision to the current Impact Area Boundaries:
Removal of areas overlapping areas within Middleton, Caldwell, Nampa, Meridian and Eagle Areas of City Impact.
- City initiated land use reclassification of specific properties:
This includes changing certain land use designations to match zoning and use, including the Star Sewer and Water District property to Industrial; Parcel where Ridley’s Market is being constructed to recognize recent CBD zone change; Portion of Moyle property on State Street to recognize current rezone application to Industrial with remainder as Mixed Use; Specific Neighborhood Commercial portion of Rosti Farms Subdivision on the north side of the new Floating Feather Rd realignment; Area west of Stonebriar Subdivision to the east side of Hwy 16, north to the Boise River and south to Joplin Road from Mixed Use to Estate Residential; Reclassify Stonebriar Subdivision on Joplin Road from Neighborhood Residential to Rural Residential with a Special Transition Overlay Area;
- Property Owner requested land use designation reclassification of specific properties:
 - Northeast corner of Star Road and Chinden Blvd from Central Business District and Commercial to Neighborhood Residential, Commercial and Mixed Use;
 - Southwest corner of Star Road and Joplin Road from Central Business District to Mixed Use and Neighborhood Residential;
 - Southeast corner of Palmer Road and State Street from Neighborhood Residential with a Special Transition Overlay Area to Commercial and Neighborhood Residential (without Overlay);
 - Northeast corner of Hwy 16 and State Street west to Palmer Road from specific Commercial, Industrial, Mixed Use and Compact Residential, to specific

Commercial, High Density Residential, Compact Residential, Neighborhood Residential and Mixed Use;

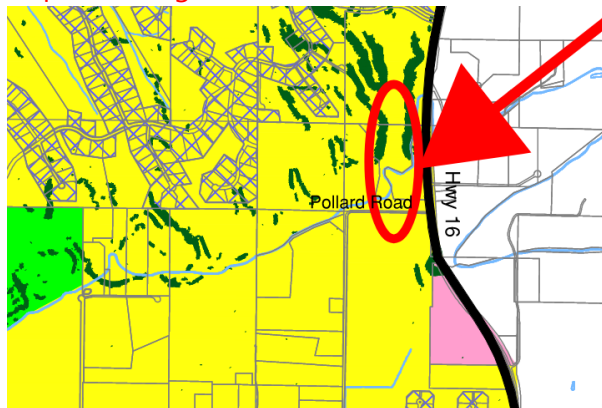
- Southwest corner of Hwy 16 and current Floating Feather Rd alignment from Compact Residential to Mixed Use.
- Other Properties to consider:
 - Hoot Nanney Farms property (47 acres); Dixon properties (two 10-acre parcels) & Zamzow property (10-acres) at northwest corner of current Floating Feather Road and Hwy 16. These properties are designated on our proposed Land Use Map as Mixed Use (currently designation as Compact Residential on existing Plan). Given the lack of access to these properties from Hwy 16 and the eventually removal of Floating Feather to the Hwy, Mixed Use doesn't appear to be appropriate, at least not on the northern properties (but possibly the two 10-acre parcels on Floating Feather). Staff would therefore recommend re-classification to Neighborhood Residential.



- Former Irene Wilson property on Star Road. As this property was recently rezoned to R-5, Staff would recommend changing Land Use designation from Compact Residential to Neighborhood Residential to recognize currently approved residential density.



- Maxine Schvaneldt property. Northeast corner of Pollard Road and Hwy 16 request change from Residential to Commercial/Industrial.



COMPREHENSIVE PLAN TEXT AMENDMENT

The following revisions to the Comp Plan text are hereby proposed:

Remove Agricultural land use designation. There are no current areas within the City limits or Impact area that shows Agricultural. As an alternative, consider modifying the Comp Plan to recognize and allow productive agricultural property to annex into the City on a temporary basis (without a specific land use designation or combine it in with Rural Residential) and keep the Agricultural zoning designation or merge with RR zone to allow certain agricultural uses.

Agricultural

~~Suitable for agricultural use with parcels that typically are 5 acres or larger in size. May include active agriculture, viticulture, equestrian, and residential. Uses include native open space and active farm land. The agricultural land use is not amenity based (sewer, water, schools) and will usually be located away from goods and~~

~~services. These areas encourage the keeping and raising of crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be limited due to the limited availability of infrastructure. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department.~~

Add Estate Residential land use designation. This is needed to create a designation that allows a density range of between 1 dwelling unit per acre and 3 dwelling units per acre.

Estate Residential

~~Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.~~

Revise Neighborhood Residential designation to better define minimum density range.

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

Revise Compact Residential designation to better define minimum density range.

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from ~~6~~ 5.01 units per acre to 10 units per acre.

Revise High Density Residential designation to better define minimum density range.

High Density Residential

Suitable primarily for multi-family. This use should generally be located in close proximity to commercial centers and primary transportation corridors. The use is also suitable within the Central Business District in mixed use buildings with commercial or office uses on the first floor and high density residential on upper

floors. Densities range from ~~11~~ 10.01 units per acre and up. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include increased setbacks for multi-story buildings, landscape buffers, and transitional densities. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured.

Remove Neighborhood Commercial Centers land use designation.

~~Neighborhood Commercial Centers~~

~~Locations which may be suitable for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while including development standards that prevent adverse effects on existing or planned adjoining residential uses. Such centers are typically appropriate for small shopping clusters located within residential neighborhoods.~~

Revise Commercial designation to allow for Light Industrial land use options.

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.

Revise Mixed Use designation to allow for Light Industrial land use options.

Mixed Use

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed Use areas are not being used simply to justify high density residential use.

Add Commercial/Industrial Corridor land use designation. This is needed to create opportunities for a multitude of commercial and industrial uses along the Hwy 44 corridor.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

Add Agribusiness land use designation. This will allow for the creation of agricultural related businesses other than traditional farming practices on smaller parcels.

Agribusiness

Suitable primarily for uses associated with agricultural activities, but due to parcel sizes, does not include large farming operations. The uses may include, but are not limited to, dry flower production, aquaculture, seed and fertilizer labs, agritourism, organic crops and fertilizer, farmers markets and roadside stands, bee keeping, nurseries and tree farms, and hydroponics.

Revise Implementation Policies to recognize the “South of the River” Sub Area Plan instead of the “Heart of the City” plan as the City moves towards completion of the plan currently underway.

8.5 Implementation Policies

8.5.1 ~~“Heart of the City”~~ “South of the River” Sub Area Plan:

A ~~“Heart of the City”~~ “South of the River” Sub Area Plan should be developed and adopted by the city for the area planned to be the future downtown of Star and its future supporting periphery. This area includes the CBD (Central Business District) shown on the Land Use Map and the area between the Boise River and the Chinden Bench spanning from Highway 16 to the Can-Ada Road section line.

This area is critical for master planning to provide Star a sense of place in its downtown understanding that the current small central business district area has served well for many years but as development occurs, and State Highway 44 is

widened an expansion of the activity center of the city will be needed. Expanding south incorporates the beautiful Boise River with a significant amount of floodway area which can serve the new ~~Heart of the City Sub Area~~ well with many acres of parkland and public access to the river understanding that existing property owner property rights are not to be infringed.

Revise Policies to recognize Estate Residential in the Urban Residential Planning Areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- A. The ~~Estate and~~ Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the ~~Estate and~~ Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

Revise Policies to recognize the “South of the River” Sub Area Plan instead of the “Heart of the City” plan as the City moves towards completion of the plan currently underway.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas

- A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by “Dixon Subdivision” almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. Within the ~~Heart of the City~~ South of the River Sub Area Plan recommended herein, this Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not

to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.

Revise Policies to the Commercial Planning Areas to allow for Light Industrial land use options.

8.5.6 Policies Related Mostly to The Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

B. Encourage commercial facilities to locate on transportation corridors.

C. Locate neighborhood services within walking distance to residential development.

D. Discourage the development of strip commercial areas.

E. Maintain and develop convenient access and opportunities for shopping and employment activities.

F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

Revise Policies to recognize Estate Residential in the Mixed Use Planning Areas.

8.5.7 Policies Related Mostly to The Mixed Use Planning Areas

E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed use areas could include multi-family housing

and or office related uses if determined by the Council through the public hearing process, to be appropriate.

COMPREHENSIVE PLAN EXHIBITS

The following Exhibits in the Comp Plan will be updated as part of this Amendment process. Exhibits include the following:

- Land Use Map – As proposed above with changes further made by Council.
- Zoning Compatibility Matrix – To recognize new and modified land use designations as they relate to zoning districts.
- 2019 Comp Plan Land Use Designation pie chart
- 2019 Comp Plan Commercial vs. Residential pie chart
- Street Classification Map – To recognize updated ECAMP Map
- Natural Features Map – To recognize revised Area of Impact boundaries

TRANSITIONAL LOT DISCUSSION

Council has brought up concerns to staff regarding potential, conflicting policies and definitions for transitional lots as they abut established neighborhoods, or existing developments with the Special Transition Overlay Area land use designation. The following sections of the Comp Plan addresses this. The Council should review each identified section and determine if new, revised or removed text needs to be considered as part of this Amendment process.

8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas

- D. When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

- E. Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
- C. Site layout within the Special Transition Overlay Area is to provide for a transition in density and lot sizing. Base densities may be significantly reduced or home sites may be clustered to increase open space within a portion of a site when property is within this overlay.

8.5.4 Policies Related to The Special Transition Overlay Areas

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

AGENCY RESPONSES

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- City of Nampa October 19, 2020
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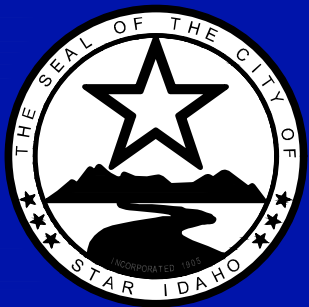
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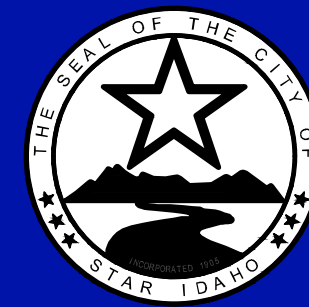
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The Council should determine if the proposed amendments are consistent with the goals, objectives and policies of the existing Comprehensive Plan.
4. The proposed amendment is consistent with the Unified Development Code.
The Council will direct staff to update the UDC to make sure that it is consistent with any changes to the Comprehensive Plan that may be in conflict with the current Code.
5. The proposed amendment is in the best interest of the City of Star.
The Council should determine whether the approval of the amendment would provide the City with a continued growth pattern in the area, expanded public services, improvements to the transportation system and a continued tax base.



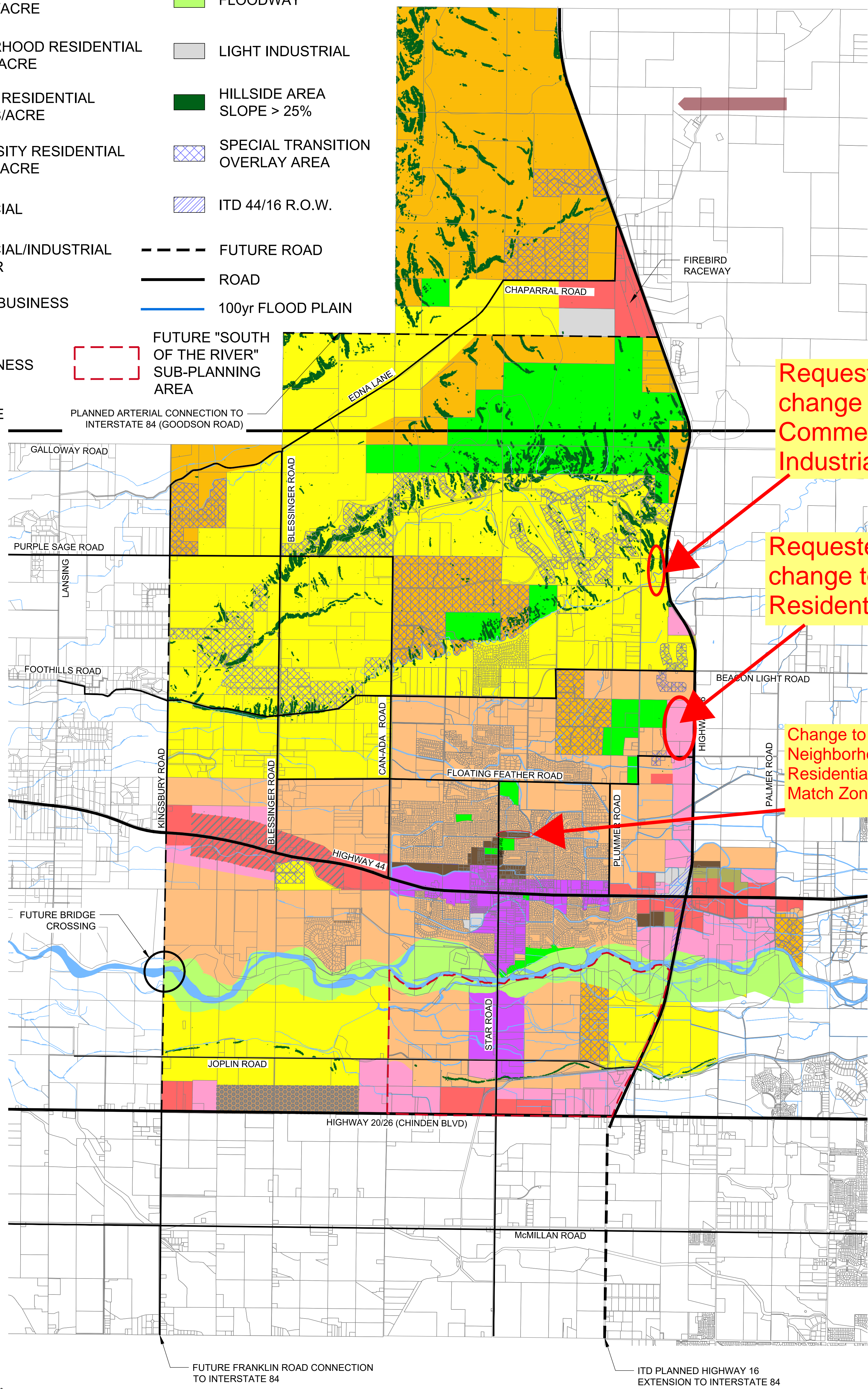
CITY OF STAR



LEGEND

- RURAL RESIDENTIAL
1 UNIT/2-ACRE TO 1 UNIT/5-ACRE
- ESTATE RESIDENTIAL
1 -3 UNITS/ACRE
- NEIGHBORHOOD RESIDENTIAL
3-5 UNITS/ACRE
- COMPACT RESIDENTIAL
6-10 UNITS/ACRE
- HIGH DENSITY RESIDENTIAL
11+ UNITS/ACRE
- COMMERCIAL
- COMMERCIAL/INDUSTRIAL
CORRIDOR
- CENTRAL BUSINESS
DISTRICT
- AGRIBUSINESS
- MIXED USE
- EXISTING PUBLIC USE /
PARKS & OPEN SPACE
- FLOODWAY
- LIGHT INDUSTRIAL
- HILLSIDE AREA
SLOPE > 25%
- SPECIAL TRANSITION
OVERLAY AREA
- ITD 44/16 R.O.W.
- FUTURE ROAD
- ROAD
- 100yr FLOOD PLAIN
- FUTURE "SOUTH
OF THE RIVER"
SUB-PLANNING
AREA
- PLANNED ARTERIAL CONNECTION TO
INTERSTATE 84 (GOODSON ROAD)

NOVEMBER 2020 COMPREHENSIVE PLAN
LAND USE MAP REVISIONS
PROPOSED PLAN W/LATE ADDITIONS



Requested
change to
Commercial/
Industrial

Requested
change to
Residential

Change to
Neighborhood
Residential to
Match Zoning

J:\20301010274 Star Mapping\c. DES\N. CAD\PLANS\PROPOSED LAND USE MAP.dwg Oct 29, 2020 - 4:25pm



10/29/20

LAND USE MAP



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

October 15, 2020

The Honorable Trevor Chadwick
Mayor
City of Star
P.O. Box 130
Star, ID 83669

Dear Mayor Chadwick,

It is my pleasure to write to you in support of the changes Star is proposing to your Future Land Use Map, depicted as part of your upcoming Comprehensive Plan Amendment. The City of Meridian welcomes the change to remove areas from Star's Comprehensive Plan Land Use Map, that otherwise encroach within Meridian's, Ada County adopted, Area of City Impact as shown on the attached exhibit. These types of collaboration will help ensure efficient provision of services, which is a key tenant of Idaho's Local Land Use Planning Act; thank you.

As you are aware, the City of Meridian has long planned to provide public services like sewer, water, parks and police, to the areas of Ada County east of Can-Ada Road and south of Chinden Boulevard. Additionally, the City of Meridian has already invested time, energy, and funding towards land acquisition and hard costs of physically providing public services south of Chinden Boulevard, and we are actively working on a specific area plan for a portion of the area proposed to be removed from your Land Use Map.

To that, there are a variety of collaborative tasks that could arise from development of this specific area plan, and we look to further coordinate and collaborate with the City of Star on future efforts to plan for growth. Please feel free to contact Caleb Hood at 208.884.5533 to pursue coordinated planning efforts or with any questions regarding our planning efforts, and thank you again.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert E. Simison', is written over a faint, circular official seal.

Robert E. Simison
Mayor

Attachment

Cc: Star City Council
Shawn Nickel, Zoning Administrator

RECEIVED

OCT 21 2020

CITY OF STAR



CITY OF STAR

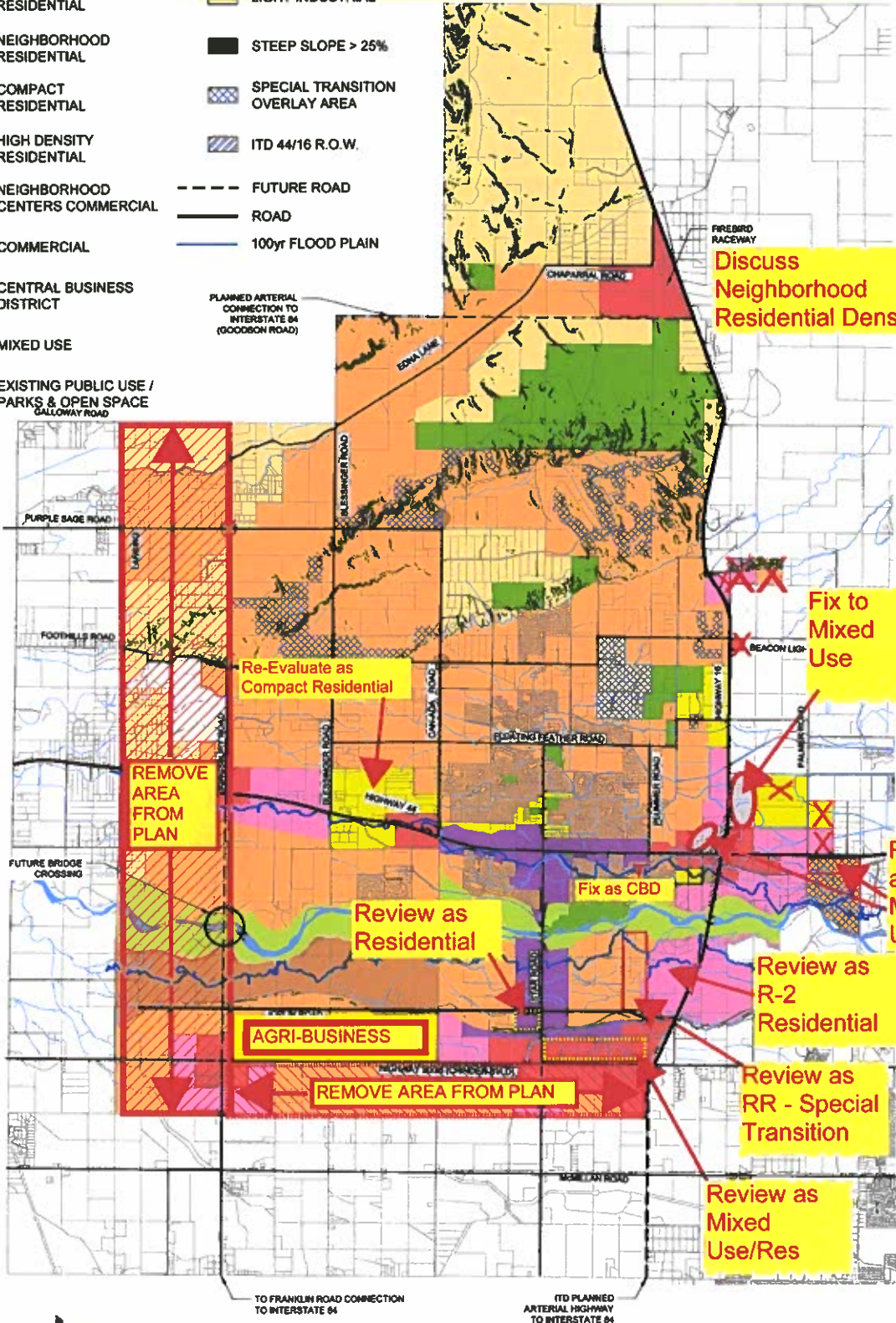


AUGUST 2020 COMPREHENSIVE PLAN LAND USE MAP REVISIONS

LEGEND

- AGRICULTURAL
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- COMPACT RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD CENTERS COMMERCIAL
- COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- MIXED USE
- EXISTING PUBLIC USE / PARKS & OPEN SPACE

- STEEP SLOPE > 25%
- SPECIAL TRANSITION OVERLAY AREA
- ITD 44/16 R.O.W.
- FUTURE ROAD
- ROAD
- 100yr FLOOD PLAIN



**DEBBIE KLING
MAYOR**



**CITY HALL
411 3RD STREET SOUTH
NAMPA, ID 83651
(208) 468-5401**

OFFICE OF THE MAYOR

October 19, 2020

Mayor Trevor Chadwick
P.O. Box 130
Star, ID 83669

Re: City of Star Planning Area/Impact Area

Dear Mayor Chadwick:

It is a wonderful time to live in the Treasure Valley. With our rapid, almost unprecedented growth, it's both exciting and challenging. As you may know, Nampa recently updated our 2035 Comprehensive Plan to our 2040 version. With the City of Star working on your updated Comprehensive Plan, this letter is to connect regarding our plans.

The City of Star's recent planning meetings have indicated that the Comprehensive Plan area is proposed to move into the City of Nampa's Impact Area. The Nampa Area of Impact, which was established many years ago, continues to remain a critical piece of Nampa's long-term development strategy. Significant resources have been used to plan for land use, economic development, utilities, and transportation in that area.

The Canyon County commissioners recently reaffirmed their support of the Nampa Impact Area by approving amendments to the boundary on August 25, 2016.

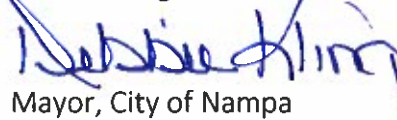
On July 27, 2018, staff met with your representative, Mr. Mark Butler and were assured that the Star Comprehensive Plan area that overlapped the Nampa Impact Area would be removed. A letter sent to Mayor Bell on April 1, 2019 restated that the City of Nampa's Impact Area has extended to the Boise River for close to two decades and we asked that the City of Star's Comprehensive Plan not overlay the City of Nampa Impact Area. A letter authored by Rodney Ashby, Nampa's Planning Director, was sent to you on August 26, 2020 reiterating the same concerns.

Unfortunately, the maps that were recently distributed at the City of Star Comprehensive Plan workshop on September 8, 2020 revealed that the overlap still exists with some reduction from prior proposals.

Please note that the Nampa City Council continues to oppose the proposed boundary changes that extend into Nampa's Impact Area and respectfully requests that you remove that area from your Comprehensive Plan.

We are happy to meet with you and/or your staff to outline how we can coordinate our planning efforts where our boundaries touch. As your neighbor, we hope the established Impact Area boundary serves as a tool for partnership and relationship building. I appreciate your reasonable consideration of Nampa's position and look forward to receiving your response to our request to remove your Comprehensive Plan area from our existing Impact Area.

Debbie Kling



Mayor, City of Nampa

Cc: Canyon County Commissioners
Canyon County Dev. Services Dept.

City of Star
Comp Plan Map Amendment
September 8, 2020
6:30 p.m.
Star City Hall

Sign up Sheet

NAME	ADDRESS	PHONE #
Jeffrey Hansell	7353 N Stonebriar	
Daniela Hansell	7353 N. Stonebriar	650-888-9161
Becky McKay	1029 N. Rosar St. Meridian	208-938-0980
Kristina Carlson	258 S. Alcove	714-287-2541
JERRY W. GAGE	8755 W. Joplin Rd	208-871-3046
Deborah Nelson	601 W. Bannock St. Boise 8372	208-388-1215
Randy Clarno	501 E Parkcenter Boise	
Lyle R. Fittler	7610 Moon Valley Rd. Eagle	208-863-3305
Gan Duffek	-	-
Raquel Petzinger		208-794-2187
Stephen Stashow	950 W. Bannock, Boise	336-803-1776
Ashley Perry		208-921-4298
Doug Perry	5279 N. LUTHERS BLVD BOI	208-266-3335
Doug Critchfield	500 12th Ave S, Naupa 83651	208-468-5406

City of Star
Comprehensive Plan Map Amendment
Community Open House
September 22, 2020
6:30 p.m.
Star City Hall

Sign up Sheet

	NAME	ADDRESS	PHONE #
1 ✓	x JERRY GAGE	8755 W. JOPLIN	208 871-3046
2 ✓	x Kristina Carlson	258 S. Alcoue Ave	714-287-2541
x	Daniela Hansell	7353 N. Stonebriar	650-888-9161
x	Steve Greene	9999 W Star Acres Dr	208-999-2815
3 ✓	x Helen & John Jones	11410 W. Water Birch St	208-513-9365
x	Randy Wall	5636 N. Portsmouth Ave Boise, ID 83714	208-972-4670
x	Randy Clarno	2950 E Park Center	208- 511 ⁵¹⁰ -7515
x	WILL EASON	10174 W. STAR ACRES DR.	(208) 575-1138
x	ROBERT FELLAN	2203 N. SUNNY LN.	(208) 625 9187
x	Chris Todd	53 N Pioneer Star ID	343 9393
4 ✓	Maxine Schvaneveldt	4505 Hwy 14 Eagle	208-989-7900
5 ✓	x Deey Critchfield	800 12 th St. S Nampa	208-468-5406
x	Phil & Mary Drummond	10060 W ROLLING HILLS ^{STAR}	208 286 7911
6 ✓	x Bob Young	11748 MEADOWFALLS DR	208 424 4508
7 ✓	Wate Cantfman	8151 N. Stonebriar Ln	208-599-4194

take a moment to write down any comments/questions you may have
ing any portion of the Comprehensive Plan Land Use Map.

COMMENTS: Consider area east of Stonebriar to be
designated Estate Residential

nal)

Address/Phone:

take a moment to write down any comments/questions you may have
ling any portion of the Comprehensive Plan Land Use Map.

COMMENTS: My property is on the NW corner of
Hwy 16 & Pollard Lane & I would like to see the zoning/comp plan
changed to light industrial or commercial.

nal)

Address/Phone:

Maxine Schvaneveldt 4505 Hwy 16 Eagle, ID
208-989-7000

08/24/2020

RECEIVED
AUG 26 2020
CITY OF STAR

City of Star

PO Box 130

Star, ID 83669

To Whom it May Concern:

My name is Josh Kinney. I am the owner, along with my wife Kelli, of 3 parcels within the Star City Impact area. We understand that the City of Star is revising their Comprehensive Plan. We would like our property to be considered as follows under the new comprehensive plan:

Lot 1, Block 1, Magnolia Subdivision – Parcel #R5437560010

Re-zone to Mixed Use

Lot 2, Block 1, Magnolia Subdivision – Parcel #R5437560200

Re-zone the Eastern Portion (approximately 13 acres) of the 22 acre parcel to Mixed Use. The dividing line should be in alignment with the Eastern Boundary of Lot 5, Block 1 and Lot 4, Block 1 of Magnolia Subdivision.

Leave the Western Half of the 22 acre parcel as Neighborhood Residential. The dividing line should be in alignment with the Eastern Boundary of Lot 5, Block 1 and Lot 4, Block 1 of Magnolia Subdivision.

Lot 3, Block 1, Magnolia Subdivision – Parcel #R5437560230

Re-zone to Mixed Use

Thank you for considering this change. If you have any questions, feel free to contact me.

Sincerely,


Josh Kinney

208.713.0504

joshlkinney@gail.com

Shawn Nickel

From: wylie griffith <wylieg48@yahoo.com>
Sent: Tuesday, July 21, 2020 3:42 PM
To: Shawn Nickel
Subject: Re: Contact Info

Shawn, I own the Honalee Farm which is comprised of as of today: about 22 acres with Hiway 44 as a north boundary and Palmer Lane a west boundary and Moon V alley rd as a South boundary I would Like to be included in any city of Star expansion to the east. Please let me know what you may need along those lines> Thank you Wylie H Griffith 208-871-2335

On Tuesday, July 21, 2020, 09:25:04 AM MDT, Shawn Nickel <snickel@staridaho.org> wrote:

Sorry. I sent this last week but forgot the "g" in the address. Get me your letter!

Shawn

Shawn L. Nickel

City Planner
City of Star

Snickel@staridaho.org

208-286-7247

From: Shawn Nickel
Sent: Tuesday, July 14, 2020 2:22 PM
To: wylieg48@yahoo.com
Subject: Contact Info

Here is my info Wylie. Look forward to helping you get into Star!

Shawn

9/28/20

Star City Council
c/o Shawn Nickel
Star City Hall
P.O. Box 130
Star, ID 83669

Re: Star Comp Plan Map Revisions

Star City Council,

Thank you for the opportunity to provide comments on the 2020 Star Comp Plan Map revisions. Generally, I support the proposed changes. The few suggestions I would like to make include:

1. There was a lot of discussion regarding adding more Light Industrial. Assuming Light Industrial is creating a product but not selling the product on site, I suggest Light Industrial is situated near major corridors but behind commercial properties so as to not use up valuable commercial space that needs visibility from the roadways to be successful. Make sure Light Industrial is well defined and is compatible with an urban environment.
2. The addition of a Rural Residential/Special Transition Overlay Area is a positive change. The language in the Comp Plan and subsequently in the UDC allow for lot transitions or a buffer. I suggest the use of lot size transitions be required around all Special Transition Overlay areas for any number of reasons including privacy, land value compatibility, and keeping the rural nature of the rural residential areas.
3. In the meeting held on 9-22-20, the idea of creating an east-west line whereas north of the line would be less density and labeled Estate Residential (1-3 du/acre) was presented. I suggest that line be Beacon Light Road and New Hope Road extending west to the Comp Plan boundary. Beacon Light will be collecting a lot of traffic as more and more land is developed and is the last major road going to Highway 16 for some distance. I believe this roadway will become overloaded if the designation north of this road remains at 3-5 du/acre. Additionally, further east, Beacon Light is a meaningful boundary for the City of Eagle as well.

Thank you again for allowing the community to participate in this process.

Regards,

Steve Greene
9999 W Star Acres Dr.
Star, ID 83669

208-999-2815
Sg.pointers@gmail.com

Shawn Nickel

From: David Baumann <dcbaumann@gmail.com>
Sent: Monday, September 7, 2020 12:58 AM
To: Shawn Nickel
Subject: comp plan

The Neighborhood Commercial should be removed from the comp plan. Residents who live in rural settings do so because they want peace and quiet - not a coffee shop, etc nearby.

All businesses in the city of Eagle are in the Old Hwy 44, Hwy 44, or Hwy 55/Eagle rd. corridor.
That's good planning.

Star's commercial should be along Hwy 44, Hwy 16, and Star Rd.

Regards,

David Baumann
232 S. Langer Lake Way

Shawn Nickel

From: Bob Heim <bobheim57@gmail.com>
Sent: Friday, September 4, 2020 4:47 PM
To: Shawn Nickel
Subject: Comprehensive Plan Review Workshop

Mr. Nickel -

I understand that the City Council will hold a workshop to review the Comprehensive Plan for the City of Star on September 8th and I would like to offer a few thoughts regarding the Neighborhood Commercial areas that have been designated.

It appears illogical to me to place a commercial area into an already established residential area. Rarely, could you expect support from those who already live in that area, as it would dramatically change the surroundings....traffic, lighting, pollution, safety, etc.

It seems more logical to incorporate these centers into the plans for new developments, so that residential buyers would be aware of the commercial centers before purchasing their homes.....those who desire this type of community would, then, be the ones to buy in that area.

The current Comprehensive Plan should be modified to eliminate the placing of Neighborhood Commercial Centers in existing neighborhoods.

Thank you for your consideration!

Sincerely,

Bob Heim

Shawn Nickel

From: Bret Hormuth <teamhormuth@gmail.com>
Sent: Thursday, September 3, 2020 9:04 PM
To: Shawn Nickel
Subject: Star's Vision for Neighborhood Commercial

Mr. Nickel,

With regards to the vision for residential commercial as it relates to the city of Star, and our community and residents, we believe that any commercial in these neighborhoods would be contrary to the way of life and the general appeal of the city to both outsiders and to the residents of this community. We personally purchased acreage, as many here who love Star due to the rural life and the separation from commercial uses such as these, which we do not view as a convenience, but as an intrusion on our homes, neighborhoods, and way of life. We are happy to go the extra distance to State Street which is a stone throw away to find the necessities and conveniences needed, otherwise, we would be residing in Boise or Meridian. If I had to give a suggestion, this community really needs more parks for our children and our families, as Hunters Creek Park is servicing many and practice fields are overcrowded for the future. In conclusion, and based on this, we would prefer to do away with the idea of neighborhood commercial fully. The other real concern is that if we were to do away with neighborhood commercial, I would certainly hope this city and council would not increase the probability of approval for C-2 or higher commercial in the community, which should remain where it is currently located on the major thoroughfares down by State Street which is need of a serious face lift and that which we fully support in the comprehensive plan.

Thank You,

Bret S. Hormuth & Whitney Hormuth
Teamhormuth@gmail.com

Shawn Nickel

From: Diane Aldrich <diane.aldrich@hotmail.com>
Sent: Sunday, November 8, 2020 6:43 PM
To: Shawn Nickel
Cc: Randy Clarno
Subject: City of Star Residential/Commercial Zoning

City of Star Planning and Zoning:

We live at 8425 West Joplin Road. The zoning changes that are being planned on Star Road and Joplin Road will directly affect us. We are accepting of the residential portion being close to our home and property, however commercial zoning is NOT something we are in favor of. We especially do NOT want the "Harrigan" property, that Randy Clarno's company is purchasing, which borders our property directly to the south of us on the rim above our home, to be developed into commercial property. Major concerns about a commercial zoning on Star and Joplin intersection and Harrigan's, are noise, light pollution, crime rate rising with increased population and traffic!

We have owned and been living on this property since 1973. Pete has lived here for more than 62 years. This property has been in our family for generations. We would like for the hometown way of living to remain and we distressed that commercial zoning will be detrimental to conserving the feeling that we have enjoyed for decades.

Yours Truly,
Pete & Diane Aldrich

Shawn Nickel

From: JOHN JONES <helenandjohn@cableone.net>
Sent: Tuesday, September 22, 2020 8:21 PM
To: Shawn Nickel
Subject: Open House

Thank you for the time you took to explain the comprehensive plan. We have been to the San Antonio River Walk, and love your idea of developing the area by the river with shops and restaurants. We love the idea of tube rentals and fishing poles. We're not sure if paddle boats are conducive to that area also??? We just want to reiterate our desire to not put commercial in the middle of residential (i.e. CanAda and New Hope) for the sake of making it closer to residences. We know we need more business in Star, but would rather drive a little farther.

Thank you for your consideration.

John & Helen Jones
Roselands

4505 Hwy 16 Eagle ID 83616(approx. 10 acres)

Owner Maxine Schvaneveldt is my client and attended a workshop and I represented her at another. She is requesting her ground be designated commercial/industrial for future land use. Maxine has owned her property for 35+ years.

The corner of Equus and Pollard Ln will be realigned in the future to create some form of a highway intersection. Her land is not suitable for residential development

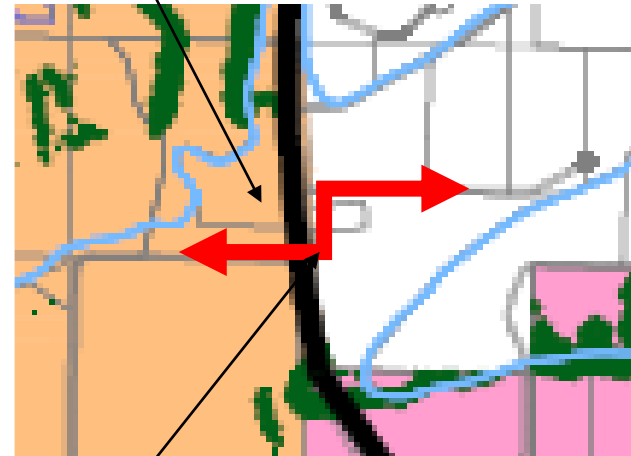
We met with ITD and this area is part of a future Highway 16 planning and study area.

Across from her property off Highway 16 long Equus Ln is approx. 6,000+ acres that is within Eagle City limits will be developed in the future through the City of Eagle as a master planned community.

Thank you

Chris Todd

Maxine's Property- Request to
Industrial/Commercial



Future Realignment of Equus
and Pollard – Highway 16

Shawn Nickel

From: Chris Todd <chris@firstservicegroup.com>
Sent: Monday, November 9, 2020 11:07 AM
To: Shawn Nickel; Trevor Chadwick
Subject: Comp Plan Comments- land near Amazon Falls
Attachments: Comp plan discussion.pdf; 20.11.6_utility_neu_plt_K_Amazon Ph II Base-Sheet 1 11520.pdf

Shawn and Trevor-

Here are my clients comments for the ground east/northeast of Amazon Falls I and II.

We are not in agreement with these changes. Currently there are other sites near the intersection of Hwy 16 and Hwy 44 that are slated for high density and residential development.

We feel this new change will affect the approx. 320 apartment units we have approval on at Amazon Falls. The area in question(proposed change) was purchased knowing the ground was slated for commercial and industrial development. The City lacks site ready C2 commercial space. If changed this area will be saturated with high density development.

Our group has been working patiently and diligently through the process in terms of city, transportation and infrastructure for access to the State Hwy 44 via Short Rd. This is a benefit to the area and will help the city with balancing their land uses and tax bases.

Amazon Falls Phase I is currently under construction. Amazon Falls Phase II has had 2 pre application meetings with city staff. A traffic impact study has been completed and is with ITD and ACHD for review. I included our last concept plan that takes into consideration our pre app meetings with all agencies and utilities involved. Phase II - 132 units was approved within a recorded development agreement in the City of Star. A certificate of zoning compliance is targeted to be submitted to the City in early Spring of 2021.

I will be available to testify at the council meeting on November 17th and if there are any follow up questions I am available via phone or email.

Appreciate your time.

Thank You,

Chris Todd
Owner, Realtor®, Land Use Planner
Direct 208-899-0451

Visit us online at www.firstservicegroup.com

Search Homes & Land at <https://www.shopidahohomesandland.com/>

Office Address located at 53 N. Plummer Rd. Star, Id 83669

City Council Comments 11/9/2020

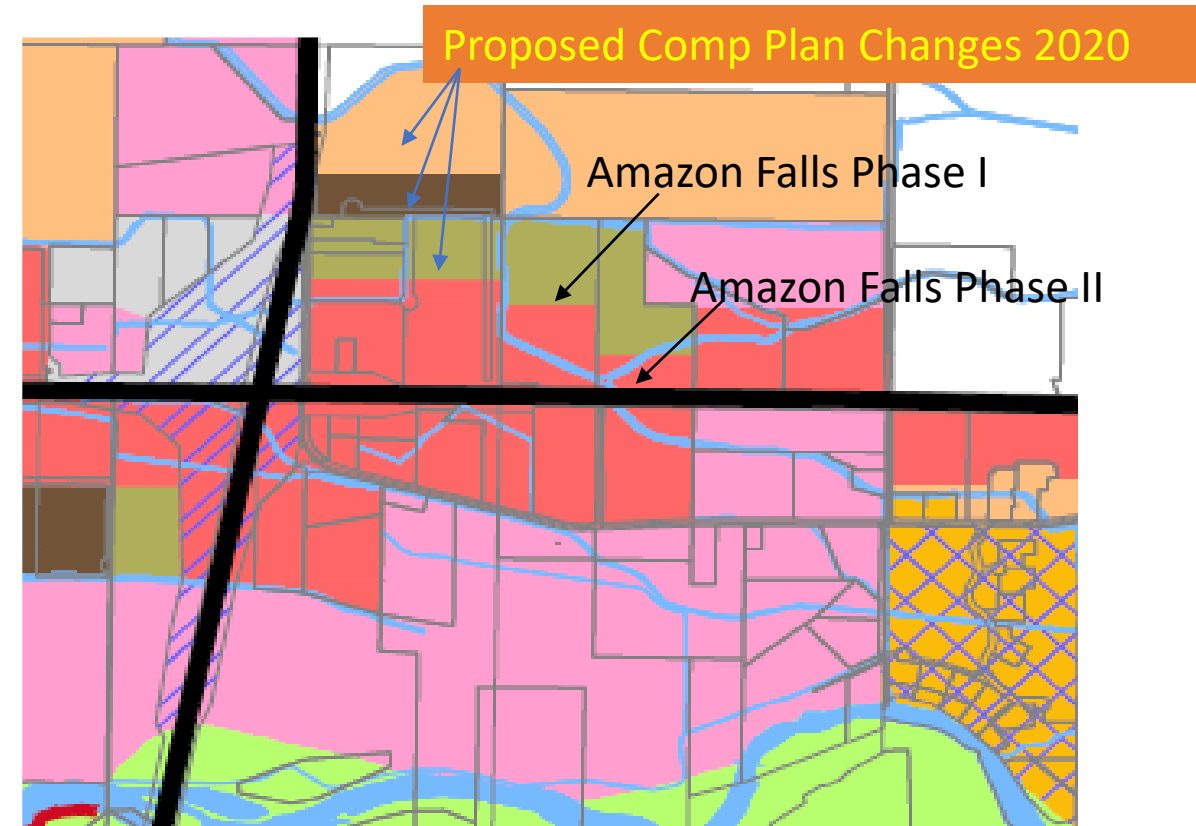
High Density Residential Existing near Short Rd and State Hwy 44/Hwy 16

Amazon Falls I – Final Plat Approved and Under Construction for 184 apartments. Phase II additional 132 apartment units previously approved with Development Agreement in City of Star. Phase II traffic study complete and under review from ITD/ACHD(November 2020).

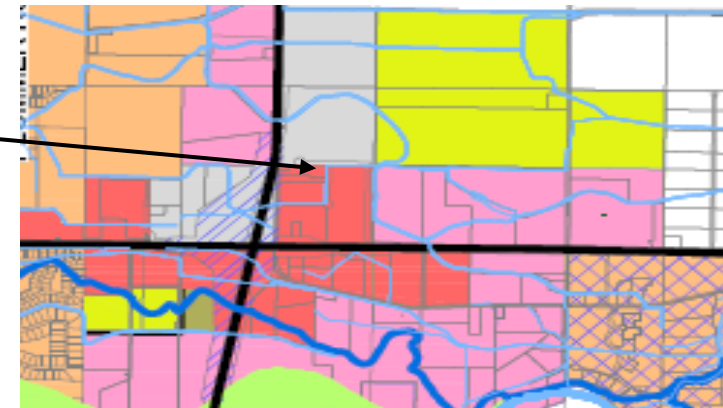
2019 Original Plan was for the area shown as “proposed comp plan changes” would be Commercial and Industrial, with a ½ mile of Highway 16 Frontage, built in customer/worker base and be a tax/employment generator for the City of Star. Proposed changes eliminate commercial/industrial options.

Developer and owners of Amazon Falls are not in favor of proposed changes by inundating/flooding the market with more high density residential. There will be total of ~ 320 apartments built in this area in the next 5 years. Depleting the commercial and industrial land inventory will hurt the City of Star and Amazon Falls.

Request that the City of Star keep its original plan of commercial and industrial comprehensive plan designations from 2019 for the property northeast and east of Hamlin Rd.



Comp Plan
April 2019





725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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CUSTOMER:
AF INVESTMENTS, LLC
AMAZON FALLS MULTIFAMILY
SITE
EAGLE, ID

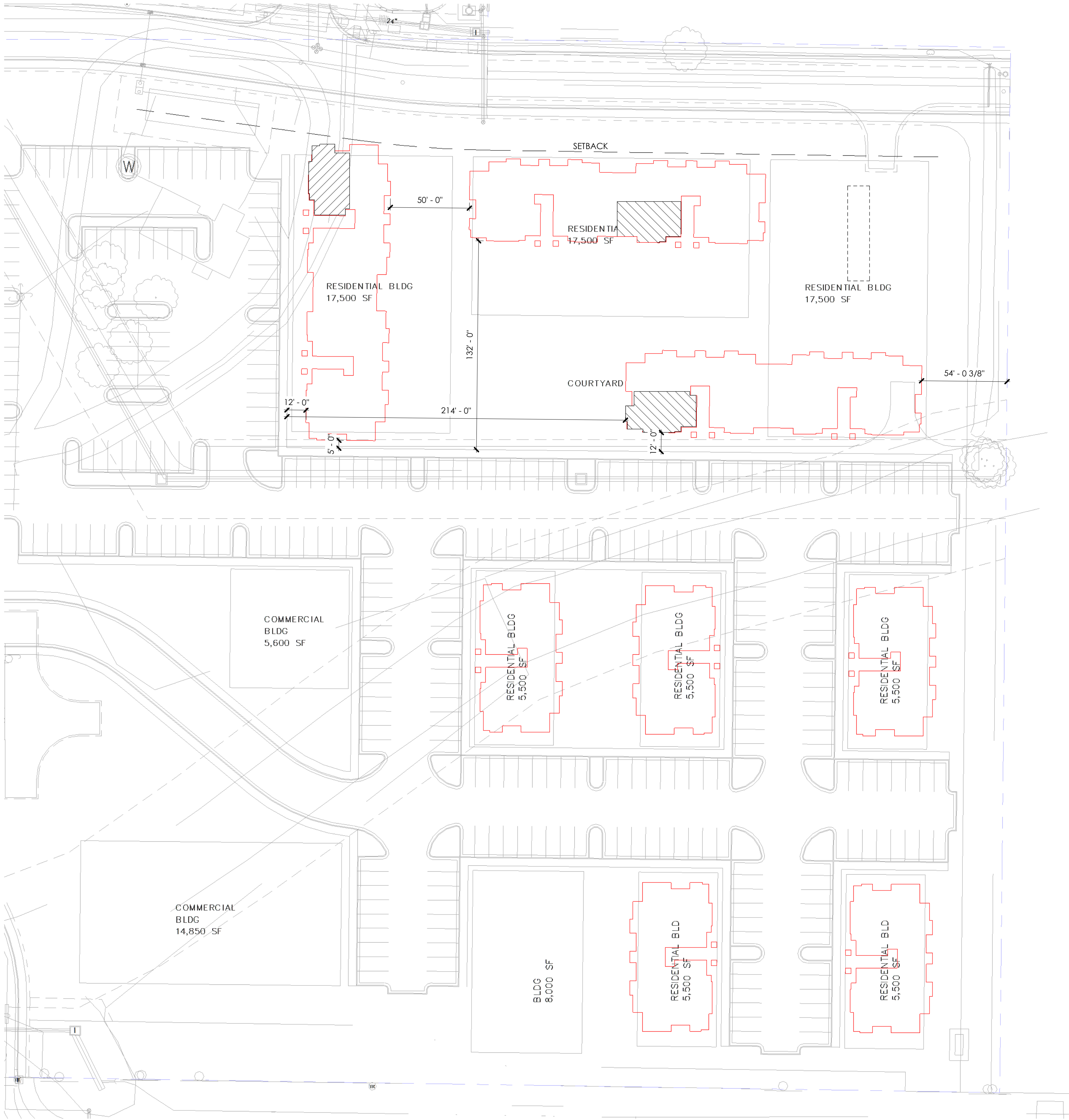
PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE
A	CLIENT REVIEW	11.03.20
B	CONSULTANT REVIEW	11.04.20

SCHEMATIC
SITE PLAN

A-101



1 SITE PLAN - LOT LAYOUT
1" = 40'-0"



**PROFESSIONAL
ENGINEERING
SERVICES**

November 9, 2020

Mr. Shawn Nickel
Planning Director
City of Star
PO Box 130
Star, ID 83669

**Re: *Parcels R3401500000 & R3401501000, 6794 Highway 44,
approximately 14.4 acres***

Dear Shawn,

The purpose of this letter is to respond to your email dated November 5, 2020 requesting any additional exhibits, letters, and comments for the November 17, 2020 City Council hearing on the new Comprehensive Plan (the Plan) Amendment. Professional Engineering Services is representing the owners of the referenced parcels (the subject parcels) and is hereby submitting this additional information in accordance with your request.

Thank you for working with us on the proposed revisions to the Plan. The two workshops and the time you and I have spent together has been very helpful to determine how we can work together to create extraordinary outcomes for the properties, both in the eyes of the City and the property owners.

Please submit the following comments and requests to the City Council for consideration and action at their meeting on November 17, 2020.

Land Use Map

We are requesting the land use boundary between the new Commercial/Industrial Corridor and the Neighborhood Residential land use designations be moved to the south as shown on Exhibit 1 (attached). Based upon our discussions, we understand the boundaries on the Land Use Map are approximate, however, we have been studying the potential development of the subject parcels and feel it is best to be as clear as possible regarding the location of the land use boundaries that will be adopted by the City Council.

Moving the boundary between the proposed Commercial/Industrial Corridor and the Neighborhood Residential land uses to the south will also be consistent with alignment of the "Future Road" as shown on the Economic Corridors Access and Roadway Connection Management Plan approved by the Star City Council on February 11, 2020 (see Exhibit 2).

Comprehensive Plan Text Amendment

According to the City of Star Comprehensive Plan Amendment document that was attached to your email of November 5, 2020, we understand the current land use designation for the subject parcels, Compact Residential, is being removed, and a new land use designation, Commercial/Industrial Corridor, is being added to the Plan. We generally agree with the description for the proposed Commercial/Industrial Corridor to be added to the plan and are requesting the following be included in the description.

Live/work mixed use is allowed in this land-use designation with the processing of a PUD or development agreement for the proposed development.

Thank you for your consideration and help with the proposed land uses for the subject parcels. I am looking forward to seeing you at the City Council meeting on Tuesday November 17, 2020 to discuss the proposed revisions to the Plan and the Land Use Map.

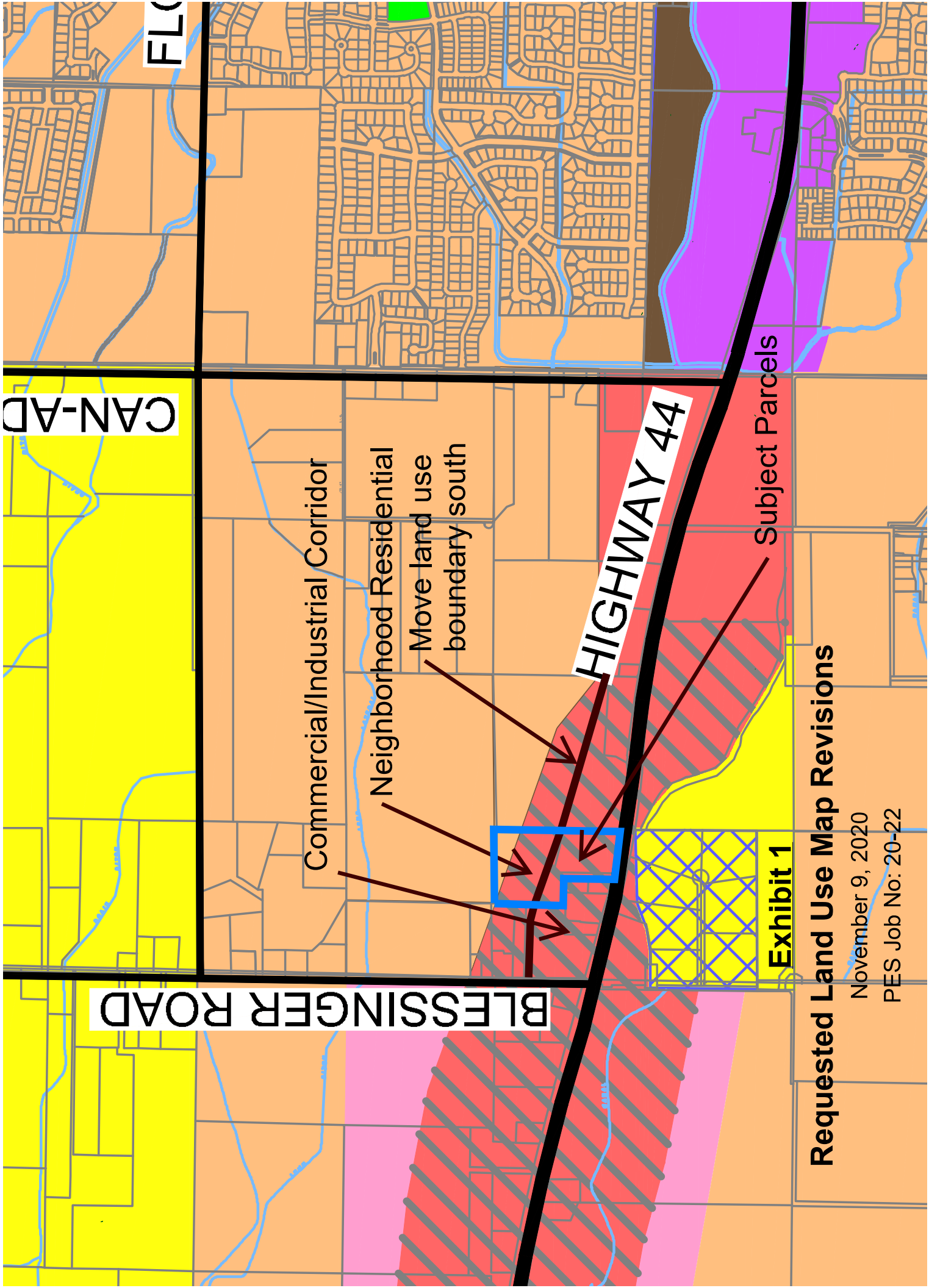
Please do not hesitate to contact me if you have any questions, or if you need any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Randy P. Wall', with a stylized flourish extending to the right.

Randy P. Wall, PE
Principal

Attachment: Exhibit 1 – Requested Land Use Map Revisions
Exhibit 2 – Excerpt from City of Star Approved Corridor Plan



BLESSINGER ROAD

CAN-AD

FLO

Commercial/Industrial Corridor

Neighborhood Residential

Move land use
boundary south

HIGHWAY 44

Subject Parcels

Exhibit 1

Requested Land Use Map Revisions

November 9, 2020

PES Job No: 20-22

Subject Parcels

12

STATE ST

BENT LN

CAN ADA RD

LANDCUFF

Exhibit 2

Excerpt from

Economic Corridors Access and Roadway
Connection Management Plan

approved by the Star City Council

on February 11, 2020

Shawn Nickel

From: Robert Fehlau <rfehlau@hotmail.com>
Sent: Monday, September 7, 2020 8:45 PM
To: Shawn Nickel
Subject: Fw: Can Ada/ New hope commercial rezone.

From: Robert Fehlau <rfehlau@hotmail.com>
Sent: Monday, September 7, 2020 8:41 PM
To: Robert Fehlau <rfehlau@hotmail.com>
Subject: Can Ada/ New hope commercial rezone.

To the Star City Planner, Council and Mayor,

The potential rezone of a lot on the corner of Can Ada and New Hope from R-3 to C-1 has great potential to set a precedence that will be **very** detrimental to Star in many ways.

This intersection, in particular, already has inherent problems that does not make it safe for any extra corner ingress and egress traffic.

Please do not rezone that lot with even a slight possibility of a gas station or any other high-volume, late night or early morning business.

I strongly oppose the possibility of a gas station being built there for the following reasons:

1. The intersection is already unsafe.
2. Can Ada Road cannot safely accommodate the traffic that is directed there.
3. Increased traffic and noise to this destination 24/7.
4. Increased light pollution from lights on pump area and signage.
5. No need for a gas station there.

I have lived near the East end of New Hope where it ends at Wing road for 12 years.

Point by point, let me give you my perception of the pertinence of these reasons:

1. Traffic at this intersection is already unsafe. The stop at this intersection is at the bottom of a steep hill that can be treacherous in rain, snow or to drivers that cannot stop because of the downhill momentum. For any business, ingress and egress driveways will greatly impact the safety of this intersection.

2. Can Ada Road from this intersection to State Street is in itself dangerous. It has lateral lane shifts and a deep irrigation canal, with little to no shoulder. All are conditions that alone could cause life threatening accidents, then multiply that by three and then increase the traffic.

3. The night time auto and motorcycle noise has dramatically increased already. This area used to be so quiet at night. That location is absolutely not appropriate for any 24/7 business. The peace and quiet is why I moved to Star and the reason people are still choosing it as a place to live. Keeping the rural quiet feel of Star was one driving force to create The Star Master Plan.

4. A gas station, or any other 24/7 business would create a large amount of light pollution; which was also a goal to reduce in the Master Plan. Pumping areas would need to be excessively lit by tall structures, flooding large areas nearby homes and there would be large lighted signage in all directions. I would defiantly not like my view of the Stars, pun absolutely intended, to be replace by a big, bright Stinker sign. Or any other sign, for that matter.

5. There is absolutely no reason for a gas station there! Exiting traffic from surrounding homes will either go through Star, where there are already two stations, or towards Beacon light and Hwy 16. I would assume that there is a plan to put a commercial lot near Hwy 16 and State Street. This would be especially needed when Highway 16 is completed through to Interstate 84.

I was always a little confused about the scattered commercial lots in the Star City Master Plan.

I do not think that this use was your intent.

You must set some boundaries for the use of these infill business lots.

I think that some, daytime hour, small business might be appropriate if you can find a way to limit congestion and light and noise pollution.

Please do not allow for this usage at this intersection or within residential neighborhoods in Star!

Counting on you to do the right thing for Star,

Robert Fehlau

2203 N. Sunny Lane

Star, Id. 83669

Shawn Nickel

From: NeverDullRanch <taterwoman@gmail.com>
Sent: Wednesday, September 2, 2020 9:08 PM
To: Shawn Nickel
Subject: Neighborhood Commercial

Michael Keyes suggested on NextDoor that we submit our ideas for what "Neighborhood Commercial" should consist of. There was quite a lively conversation on NextDoor about the gas station that was proposed for Can-Ada/New Hope that started the conversation. That is definitely not a neighborhood-friendly "commercial" use. What I suggested is:

" A business that is CLOSED AT NIGHT would be a good start. Something with lighting & planting and architecture in keeping with the surrounding neighborhood. Professional offices like a dentist or CPA. No multi-story buildings in a residential neighborhood. Nothing with 24/7 traffic, and/or lighting, noise, odors etc. that intrude on the peace and quiet of neighboring residences - thus reducing their resale value." Don & Candy Odiorne 12175 W Band Dr.

November 9, 2020

City of Star Mayor and City Council
Attn: Shawn Nickel; snickel@staridaho.org
10769 West State Street
Star, ID 83669

Re: City of Star Future Land Use Map

Dear Mayor Chadwick and City Council Members:

Thank you for the opportunity to comment on the City's effort to update the Comprehensive Plan and Future Land Use Map. I own 10 acres on the northwest corner of Hwy. 16 and Floating Feather. A map of my land is attached. My property is already annexed into the City.

The City's Future Land Use Map adopted in 2019 designates my land as Compact Residential, which supports residential zoning. The proposed Future Land Use Map being considered by the Council would change the designation of my property to Mixed Use. I oppose the proposed Mixed Use designation because the highest and best use of my property is for residential as planned in the 2019 Future Land Use Map.

I recently decided it was time to sell my agricultural property and I entered into a land sale contract with Toll Brothers who is planning a high-end residential development. All parties to the agreement relied on the City's designation of our property as Compact Residential in 2019. A quick and material change to the Future Land Use Map as proposed will harm Star residents' planning for the use of their private property, and in this case, may result in the termination of our contract with Toll Brothers. Section 4.5(B) of the Comprehensive Plan encourages protection and preservation of private property rights. The proposed amendment would do the opposite. Section 4.5(C) of the Comprehensive Plan provides that "[t]he Comprehensive Plan and implementing ordinances are to strive for stable and consistent policies regarding development densities and requirements." I ask that you keep my land designated Compact Residential to provide for stability and planning consistency.

Residential is the best use of my property because the surrounding area is currently used as residential or is planned for residential use. My property should be developed with compatible residential uses. Also, I am close to Star Middle School and West Ada's future elementary school site directly adjacent to the property. These schools should be surrounded by homes to meet the Comprehensive Plan's objectives in Section 6.2 to provide safe routes to school and to locate schools in areas to accommodate the most students.

I understand the need to address Star's future growth and to make smart choices for the City's future. For myself and the City of Star, the best future use for my property is residential and

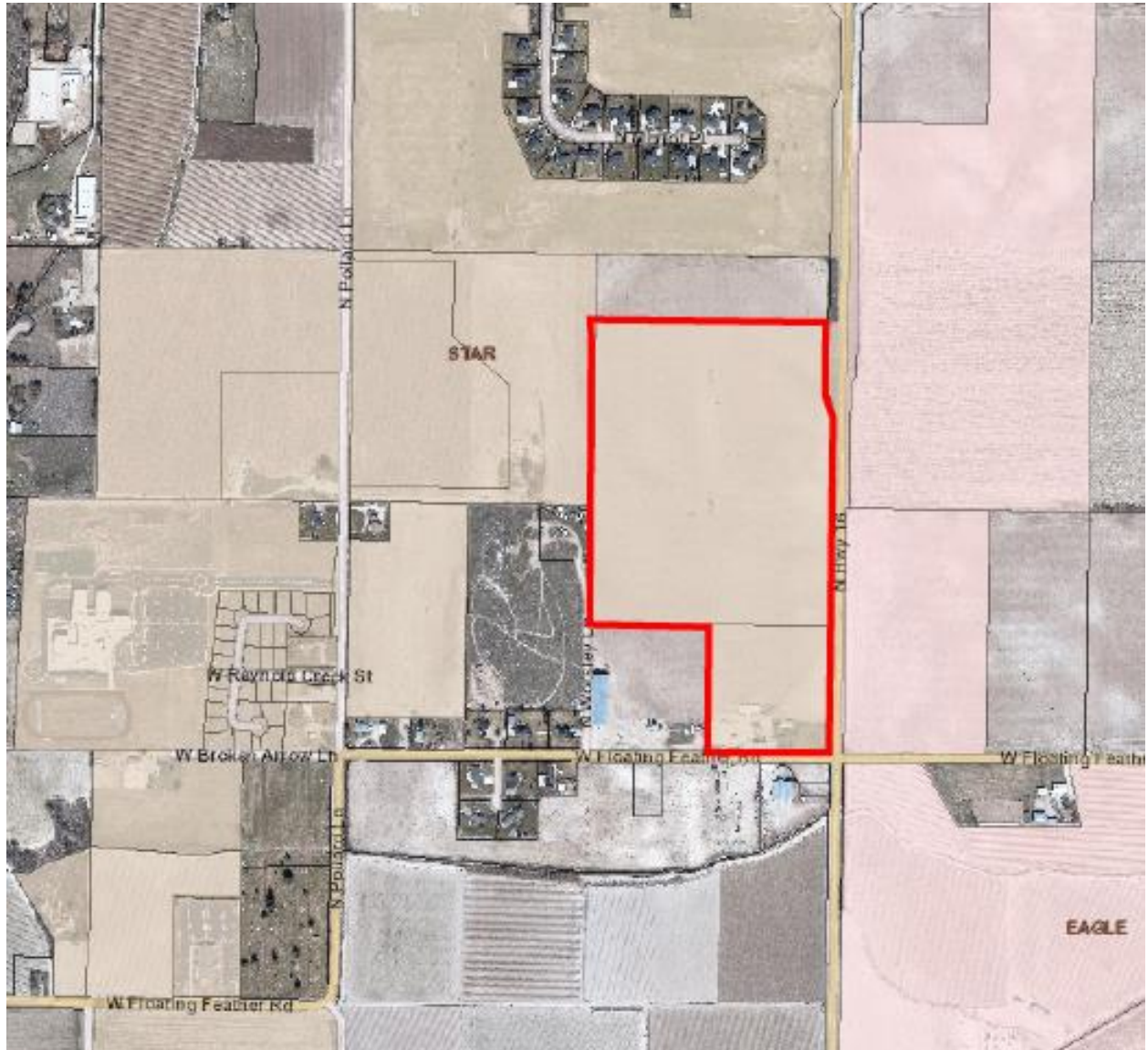
Shawn Nickel
November 6, 2020
Page 2

I ask you to leave it designated as compact residential. Thank you for the opportunity to participate in this process.

Sincerely,

Sandra Dixon

Dixon Property



November 9, 2020

City of Star Mayor and City Council
Attn: Shawn Nickel; snickel@staridaho.org
10769 West State Street
Star, ID 83669

RECEIVED
NOV 09 2020
CITY OF STAR
BN

Re: City of Star Future Land Use Map

Dear Mayor Chadwick and City Council Members:

Thank you for the opportunity to comment on the City's effort to update the Comprehensive Plan and Future Land Use Map. We own 56 acres on the northwest corner of Hwy. 16 and Floating Feather. A map of our land is attached. Our property is already annexed into the City.

The City's Future Land Use Map adopted in 2019 designates our land as Compact Residential, which supports residential zoning. The proposed Future Land Use Map being considered by the Council would change the designation of our property to Mixed Use. We oppose the proposed Mixed Use designation because the highest and best use of our property is for residential as planned in the 2019 Future Land Use Map.

We recently decided it was time to sell our agricultural property and we entered into a land sale contract with Toll Brothers who is planning a high-end residential development. All parties to the agreement relied on the City's designation of our property as Compact Residential in 2019. A quick and material change to the Future Land Use Map as proposed will harm Star residents' planning for the use of their private property, and in this case, may result in the termination of our contract with Toll Brothers. Section 4.5(B) of the Comprehensive Plan encourages protection and preservation of private property rights. The proposed amendment would do the opposite. Section 4.5(C) of the Comprehensive Plan provides that "[t]he Comprehensive Plan and implementing ordinances are to strive for stable and consistent policies regarding development densities and requirements." We ask that you keep our land designated Compact Residential to provide for stability and planning consistency.

Residential is the best use of our property because the surrounding area is currently used as residential or is planned for residential use. Our property should be developed with compatible residential uses. Also, we are close to Star Middle School and West Ada's future elementary school site directly adjacent to the property. These schools should be surrounded by homes to meet the Comprehensive Plan's objectives in Section 6.2 to provide safe routes to school and to locate schools in areas to accommodate the most students.

We understand the need to address Star's future growth and to make smart choices for the City's future. For us and the City of Star, the best future use for our property is residential and we

Shawn Nickel
November 6, 2020
Page 2

ask you to leave it designated as compact residential. Thank you for the opportunity to participate in this process.

Sincerely,

Carol Dixon

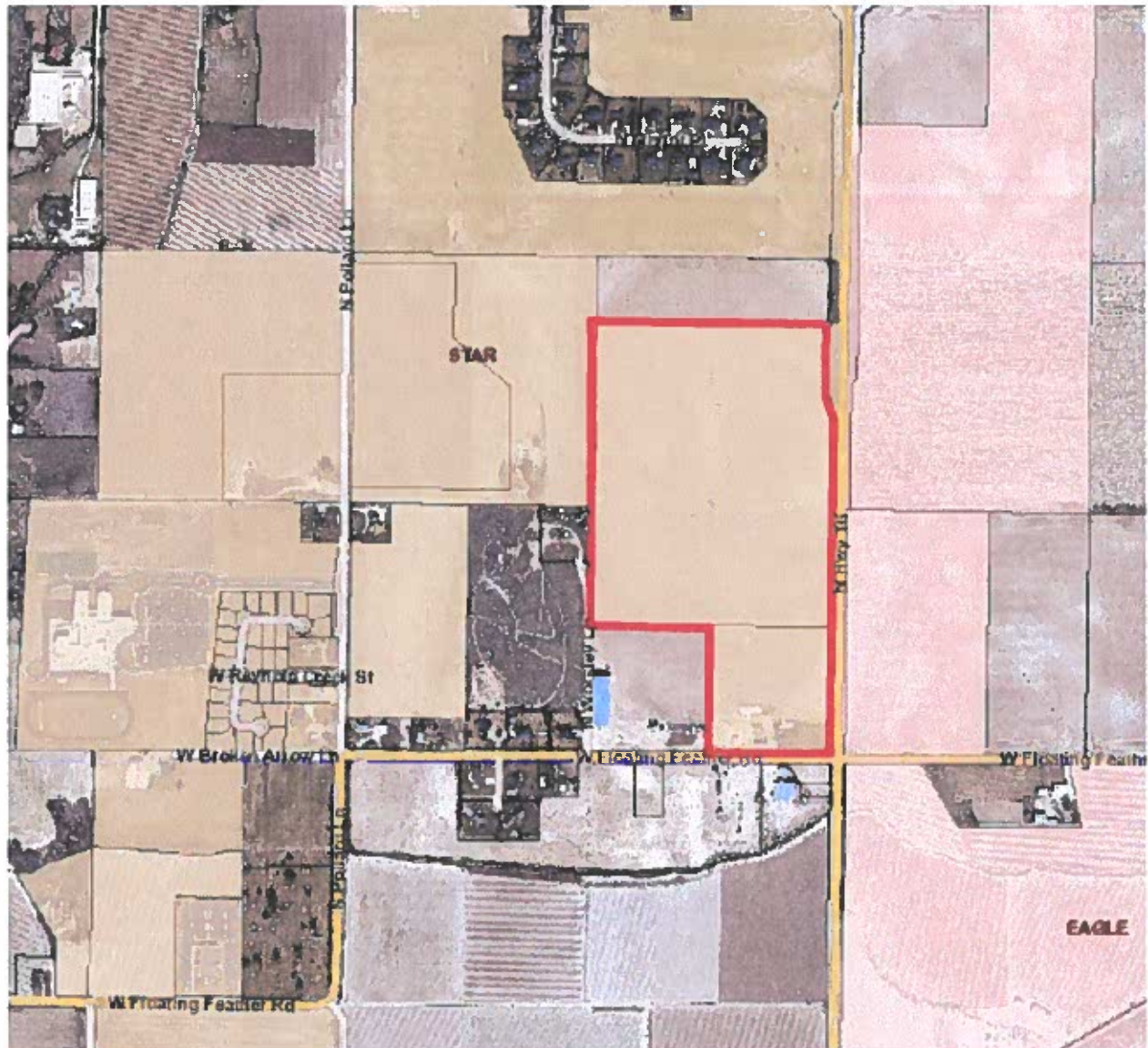
Carol Dixon secretary, treasury

Michael Dixon

Michael Dixon President

Shawn Nickel
November 6, 2020
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Dixon Property



November 9, 2020

VIA EMAIL: snickel@staridaho.org
City of Star Mayor and City Council
Attn: Shawn Nickel
10769 West State Street
Star, ID 83669

Re: City of Star Comprehensive Plan Amendment

Dear Mayor Chadwick and Council Members:

We provide these comments as you consider updates to the City's Comprehensive Plan. As you know, we are ready to develop three properties within the City's Comprehensive Plan area. The properties – called Inspirado, StarPointe, and Lane – are labeled and denoted by a green dashed line on Exhibits A and B. Each of these properties has or will soon have access to services. We have been working with ACHD and Pioneer Irrigation District to thoughtfully design a planned collector road to cross the Phyllis Canal and Star Road at a location that serves all surrounding properties and meets the spacing needs for the new planned intersection at Chinden and Star. We also are working with ITD on access opportunities along Chinden to support non-residential uses at the corner of Chinden and Star.

We request the following changes to the City's Land Use Map to support the planned development of our three properties:

PROPERTY NAME	EXISTING DESIGNATION*	DESIRED DESIGNATION**
Inspirado	Central Business District and Commercial	Neighborhood Residential and Mixed-Use
StarPointe	Neighborhood Residential and Central Business District	Neighborhood Residential
Lane	Central Business District	Neighborhood Residential and Mixed-Use

* Shown on Exhibit A

** Shown on Exhibit B

The City's Comprehensive Plan contemplates flexibility and further refinement as specific projects are proposed.¹ The proposed amendments above are consistent with the City's goals and objectives set forth in the Comprehensive Plan and with the City's current Heart of the City

¹ "This plan . . . must be responsive to change and forward-thinking. It should be reviewed and revised when necessary, to reflect the community's changing population, attitudes and desires. . . . [The Plan] is intended to be flexible and responsive to the community's changing conditions." Star Comp. Plan at p. 5.

Sub-Area planning effort. The City's new planning consultant for the Heart of the City Sub-Area supports residential development as the highest and best use along the rim where these properties are located. The affected landowners in this area also support the Land Use Map changes we request.

Mixed-Use development provides the City with the flexibility to match development projects to the characteristics of individual lots and to appropriately transition between uses. Residential development strengthens the market and generates investment momentum for commercial development. "Residents need to have employment opportunities as well as a diverse choice of housing and retail services to maintain the city as a vital community." Star Comp. Plan at p. 44.

Strategically locating some Residential and Mixed-Use development adjacent to Star Road will break up the long stretch of Central Business District and Commercial land use currently depicted along Star Road from Hwy. 44 to Hwy. 20/26. This would have the added advantage of preserving a small town feel and improving local mobility, including walkability.

Small Mixed-Use nodes surrounded by Residential development create more sustainable commercial activity, walkability and livability. The pictures in Exhibit C from the Bown Crossing development in Boise provide a great example of this kind of activated, successful neighborhood.

Thank you for the opportunity to participate in this process.

Sincerely,

Randy Clarno

EXHIBIT A – Existing Land Use Plan Overlay

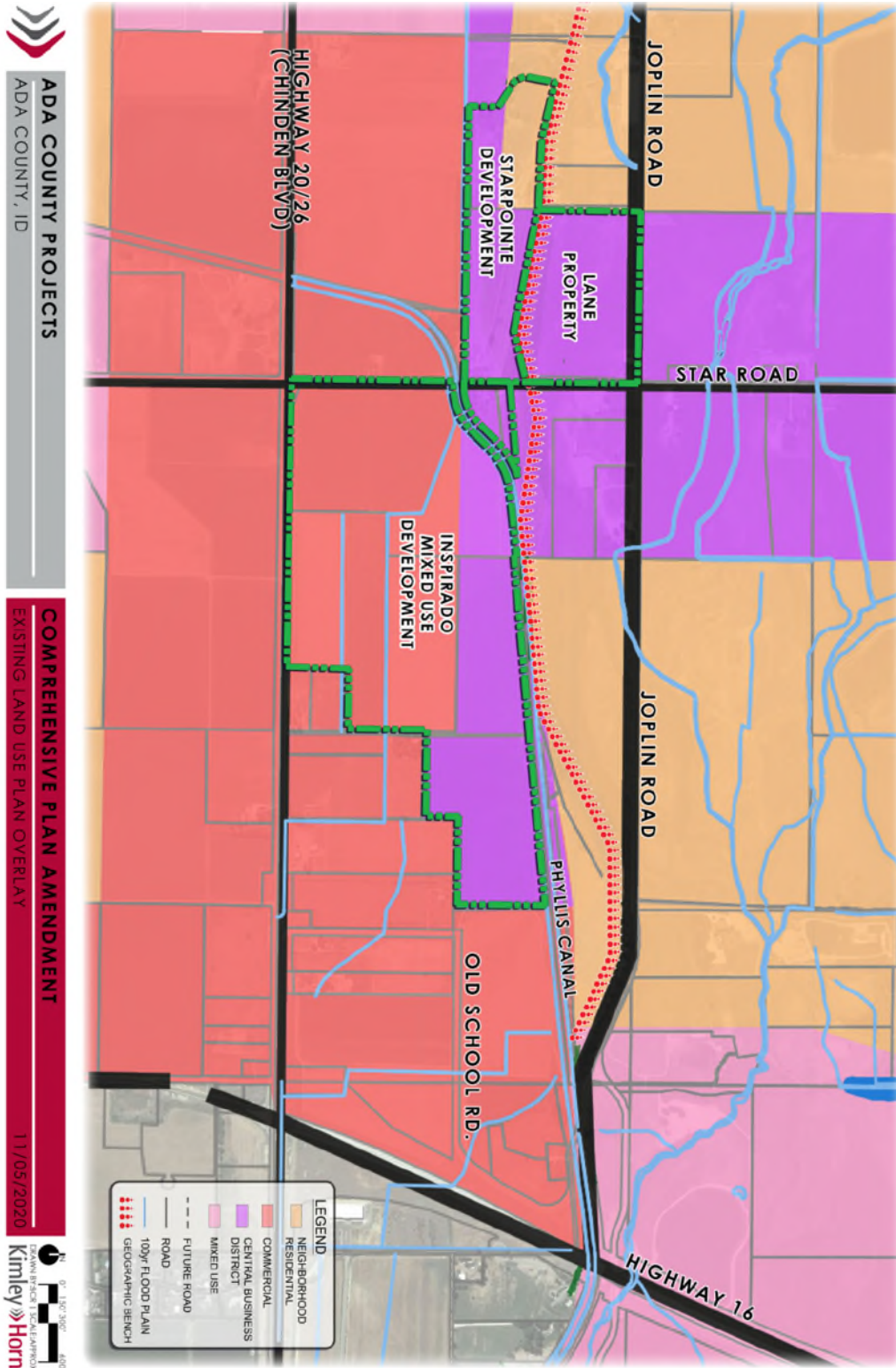


EXHIBIT B – Proposed Land Use Plan Overlay

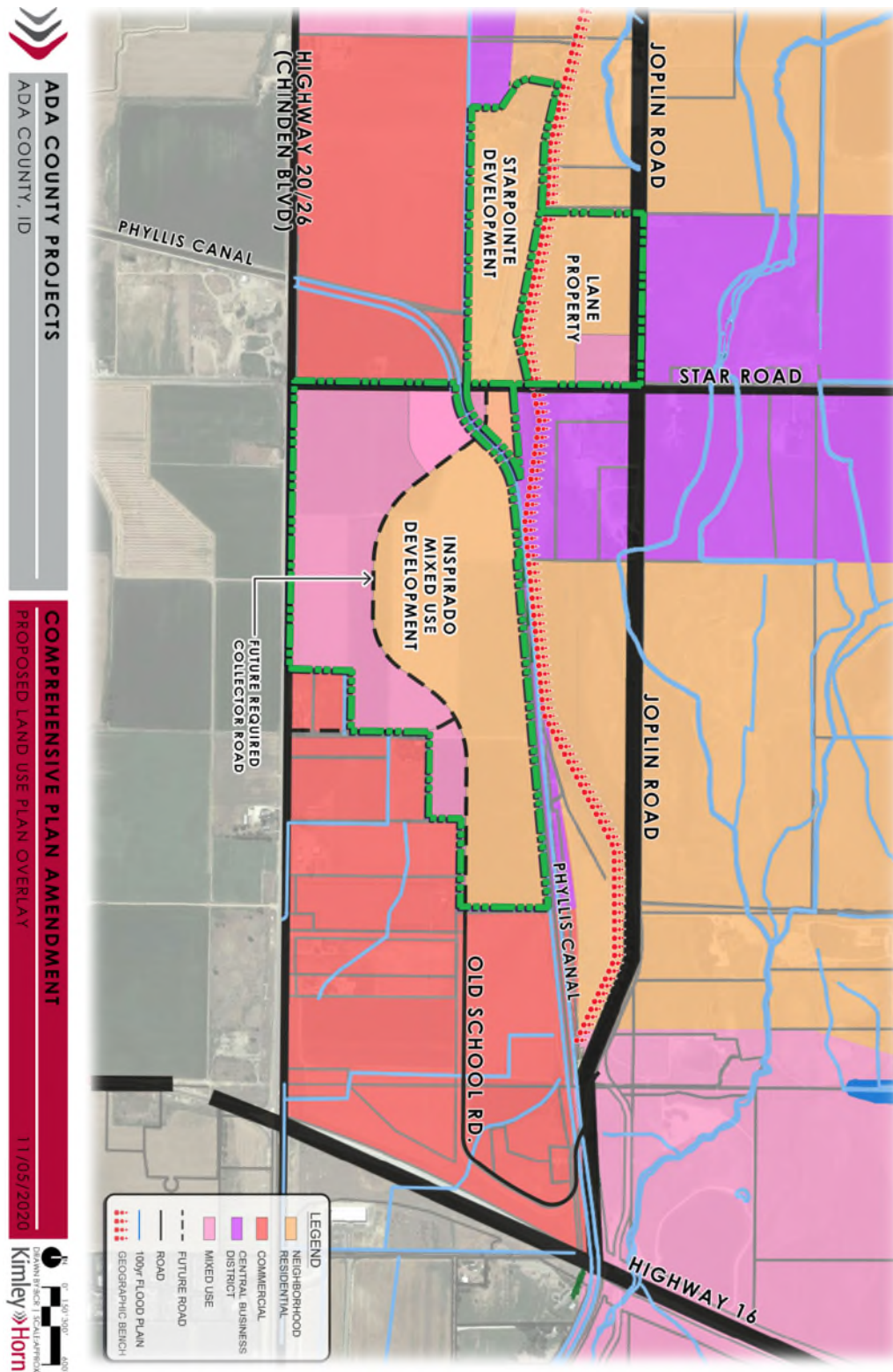


EXHIBIT C – Bown Crossing Photos

