

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

www.staridaho.org



Mayor:  
Chad Bell

Council:  
Kevin Nielsen  
Trevor Chadwick  
Richard Lockett  
David Hershey

July 10, 2017

## NOTICE OF PUBLIC HEARING

Dear Public Agency:

You have been identified as an agency having jurisdiction on the following matter, which will come before the **Star City Council on August 15, 2017, at Star City Hall, 10769 W. State Street at 7:00 pm**, or as soon thereafter as the matter may be heard.

- Application:** File #AZ-17-01 Annexation & Zoning  
File #PP-17-02 Commercial Preliminary Plat
- Applicant:** Retail West Properties  
199 N. Capital Blvd., Ste. 300  
Boise, Idaho 83702
- Owner:** Dan A. Sample  
12080 W. State Street  
Star, Idaho 83669
- Property Location:** The property is generally located on the north side of State Street, west of Center Street and east of Can Ada Road in Star, Idaho. Ada County Parcel #'s R8108003002 and a portion of S040736000.
- Request:** Approval of an Annexation and Zoning from RUT Ada County Rural Transitional to Residential (R7) and Commercial (C2) zoning designations. A preliminary plat approval for the commercial development.














The Applicant is seeking approval of an annexation and zoning of approximately 41.57 total acres. The proposed division of the property will be 26.58 acres of Commercial designation and 17.42 acres as Residential. The property will be developed in phases. The preliminary plat reflects the first commercial phase. This phase will consist of 11.43 acres and will contain six lots with five being commercial, one common lot (drainage swale) and two roadway dedications – Deerhaven Way at 1.35 acres and Hwy 44 – 15' additional right-of-way of .51 acres.

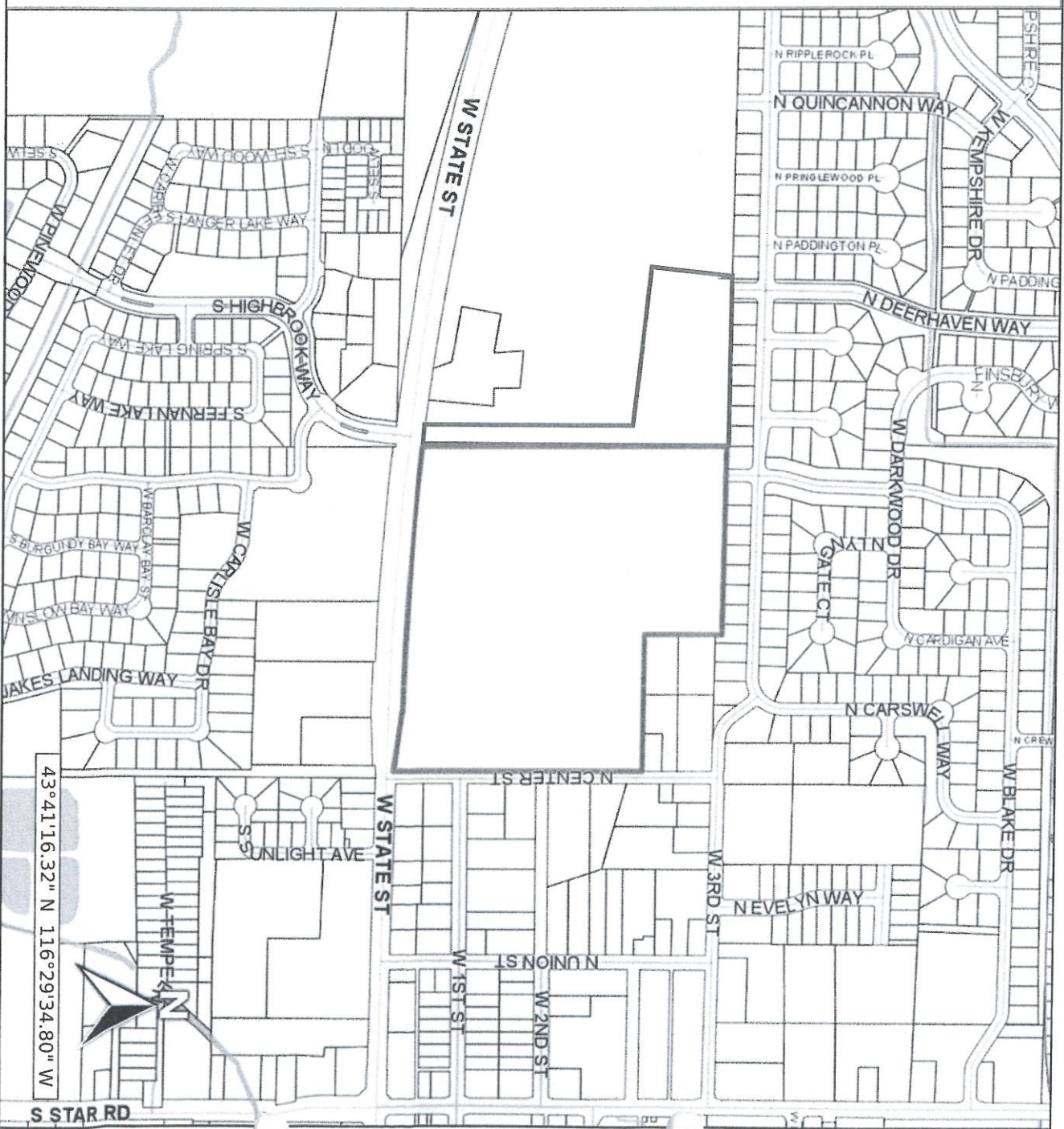
**Information/Comments:** Additional materials are available for review at the Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669. If no response is received by 2:00 pm the day of the hearing, your agency's response will be documented as "No Comment". For further information, please call 286-7247.

Cathy Ward  
City Clerk

# Vicinity Map

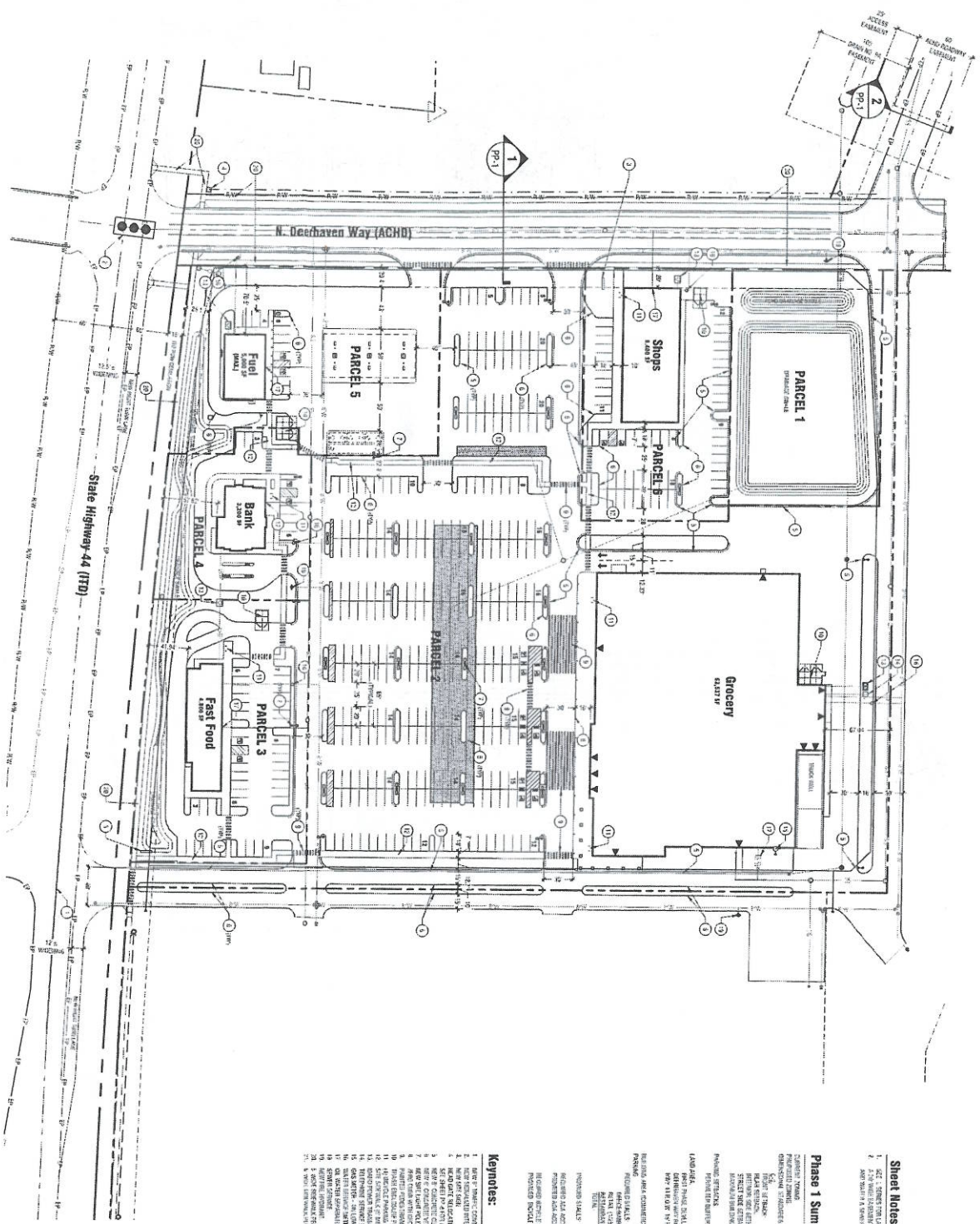
## Sample Commercial Sub

-  Parcels
-  Condos
-  Parcels
-  Roads
-  Road Centerline
-  INTERSTATE
-  COLLECTOR
-  ARTERIAL
-  LOCAL
-  ALLEY
-  Railroad
-  Water
-  Water Features



43°41'16.32" N 116°29'34.80" W





**Concept Site Plan**  
 HORIZONTAL SCALE 1" = 30'

**Sheet Notes**

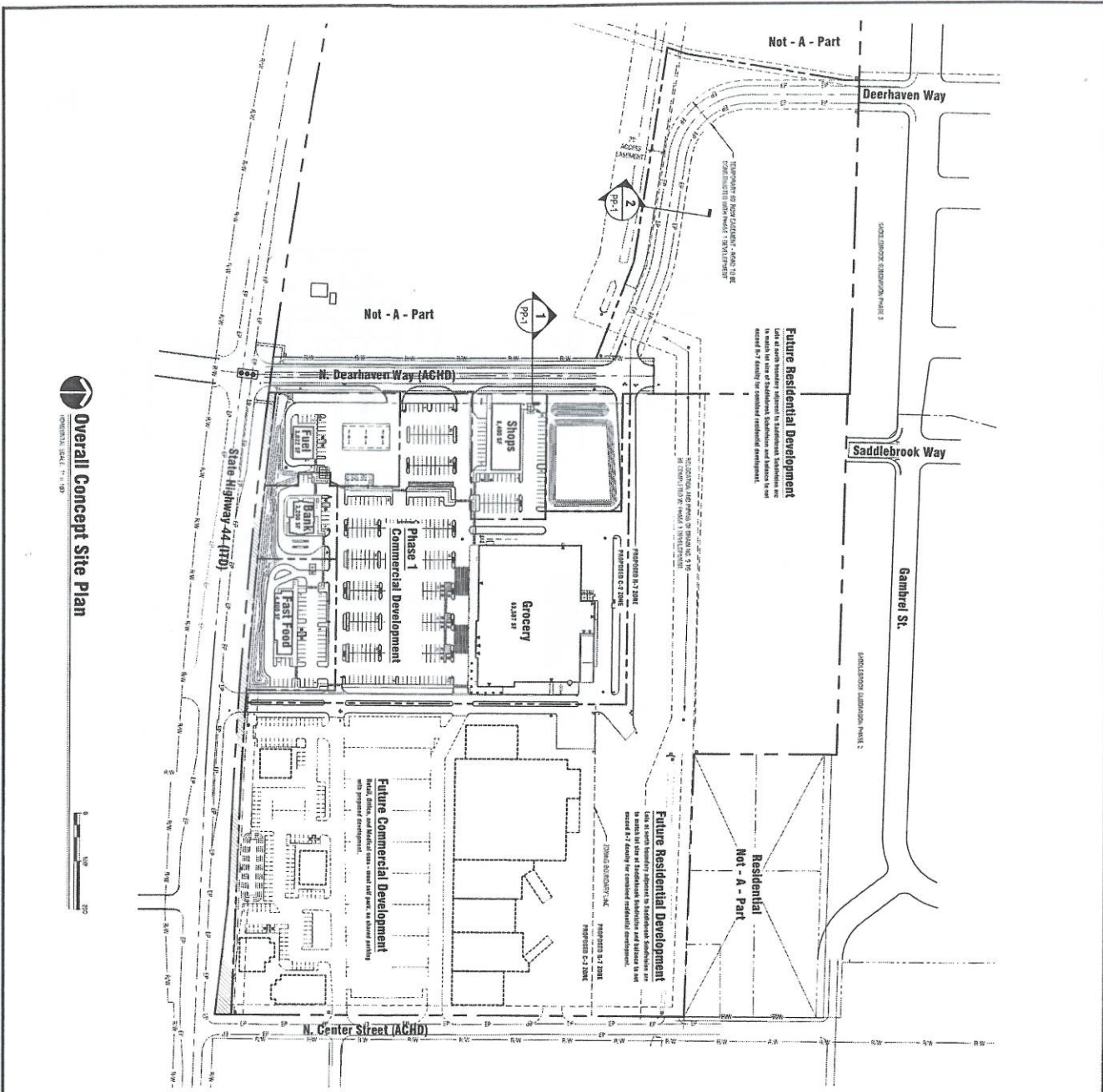
1. SEE CONCEPT SITE PLAN FOR PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. SEE CONCEPT SITE PLAN FOR PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**Phase 1 Summary:**

Category	Item	Quantity
Curb Frontage	Dimensional	6,210'
	Area	4,817
	Linear	2,027
	Street Frontage	3,217
Paving	Area	3,217
	Linear	3,217
Lot Area	Area	1,124,000
	Linear	1,124,000
Permitted	Area	1,124,000
	Linear	1,124,000
Proposed	Area	1,124,000
	Linear	1,124,000
Permitted	Area	1,124,000
	Linear	1,124,000
Proposed	Area	1,124,000
	Linear	1,124,000
Permitted	Area	1,124,000
	Linear	1,124,000
Proposed	Area	1,124,000
	Linear	1,124,000

**Keynotes:**

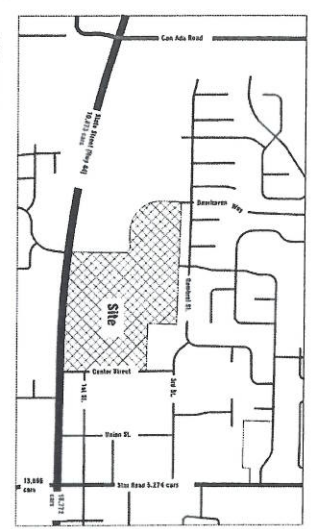
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**Overall Concept Site Plan**

GENERAL SCALE: 1" = 100'

**Vicinity Map**



**Project Summary:**

PROJECT NAME	NEO EXCEPTS
PROJECT NUMBER	23-0-001
LAND AREA	11.65 AC
NET DEVELOPABLE AREA	11.65 AC
NET DEVELOPABLE AREA (EXCLUDING 10' BUFFER)	11.65 AC
NET DEVELOPABLE AREA (EXCLUDING 10' BUFFER AND 10' BUFFER)	11.65 AC
NET DEVELOPABLE AREA (EXCLUDING 10' BUFFER AND 10' BUFFER AND 10' BUFFER)	11.65 AC
NET DEVELOPABLE AREA (EXCLUDING 10' BUFFER AND 10' BUFFER AND 10' BUFFER AND 10' BUFFER)	11.65 AC
NET DEVELOPABLE AREA (EXCLUDING 10' BUFFER AND 10' BUFFER AND 10' BUFFER AND 10' BUFFER AND 10' BUFFER)	11.65 AC

**1**  
Dearhaven Way - Commercial - Collector

**2**  
Deerhaven Way - Temporary - Collector

