



CITY OF STAR COMPREHENSIVE PLAN

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City of Star Comprehensive Plan

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INTRODUCTION

The City of Star Comprehensive Plan (the “Plan”) defines goals for the common good of the residents and serves as the official policy guide for decisions concerning current and future physical development of the City of Star (“City”). It indicates, in a general way, how the City should develop in the next 15 to 25 years.

Citizens, developers, the Planning Department, as well as the Mayor, City Council and other groups have a responsibility to coordinate and direct the overall pattern of development activities within the City’s comprehensive planning area (see **Exhibit A**, attached). These responsibilities necessitate the City’s implementation of technical guidelines and adaptation of equitable policies and fair development procedures that provide the framework for the resolution of all applications. Using this document as a foundation, (a guide), the City may also establish long-range policies for coordinated and unified, development of public improvement projects.

The Plan serves as the City’s comprehensive land use guide-and the City of Star Zoning Ordinances (“Zoning Ordinance”) serves as effective enforceable land use regulations. Idaho law requires that the governing body charged with zoning must make a factual inquiry to determine whether a requested land use reflects the goals of, and takes into account those factors in, the comprehensive plan in light of the present factual situation surrounding the request; it does not require that governing bodies, as a matter of law, zone their land as it appears on their land use maps nor does it mean that the governing body can ignore their comprehensive plan when processing an applicable land use application.

The Comprehensive Plan is the basis for all land use decisions in the City’s Area of Impact.

The purpose of this Plan is to guide and balance beneficial development in the most efficient, economical and well-planned manner possible.

PURPOSE AND SCOPE SUMMARY

67-6502: PURPOSE--The purpose of this act shall be to promote the health, safety, and general welfare of the people of the State of Idaho.

PURPOSE OF THE CITY OF STAR COMPREHENSIVE PLAN

- Property Rights – analyzes provisions that may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights.
- Population and Growth – to avoid undue concentration of population and overcrowding of land.
- Schools Facilities and Transportation – to allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.
- Economic Development – presents policies for maintaining a positive growth rate, including employment, industries, jobs and income levels.

- Land Use – to ensure that the development of land is commensurate with the physical characteristics of the land. To ensure future land uses that will reflect the City’s rural character and nature.
- Natural Resources – to ensure that the important environmental features of the City and its impact area are protected and enhanced. To encourage the protection of prime agricultural lands for production. To protect fish, wildlife, and recreation resources. To avoid undo water and air pollution.
- Hazardous Area – to protect life and property in areas subject to natural hazards and disasters.
- Public Service, Facilities, and Utilities – to ensure that adequate public facilities and services are provided to the people at reasonable cost.
- Transportation – to show the general system of major traffic thoroughfares and other traffic ways. To identify and specify treatment of such systems and others including public transportation, aviation and other related transportation facilities.
- Recreation, Parks and Open Space, and Pathways – to develop and enhance the Boise River, river-trails and paths within the City and its impact area. To ensure the provision of open and recreational spaces, and identify future facilities.
- Special Areas or Sites – to encourage preservation of areas, sites, or structures of historical, archaeological, architectural or scenic significance.
- Housing – identifies housing needs and plans for improvement of housing standards, and safe, sanitary, adequate and affordable housing.
- Community Design – to encourage development within the incorporated City limits of Star that is in harmony with the rural character of the area.
- Implementation – to provide the actions, programs, ordinance or other methods needed to provide for the execution of this plan.

PRIVATE PROPERTY RIGHTS

Introduction

The purpose of the private property rights component is to provide for policies that may be necessary to analyze and ensure that land use policies, restrictions, conditions and fees do not violate private property rights.

Background and Existing Conditions

The State of Idaho and the United States Government prevent a land use regulation or action from being unduly restrictive so that it causes a “taking” of a landowner’s property without just compensation. “[N]or”, according to the Fifth Amendment of the United States Constitution, “shall private property be taken for public use, without just compensation.”

The City recognizes and respects the rights of property owners, while entrusting property owners to accept responsibility to maintain and preserve their property in a manner that safeguards the welfare of the community.

The City wishes to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which might constitute an unconstitutional taking of private property rights.

Evaluations

In an effort to provide guidance with regards to “taking” of private property, the Office of the Attorney General of the State of Idaho has prepared the following checklist¹ for use in reviewing the potential impact of regulatory or administrative actions upon a specific private property:

1. **Does the regulation or action result in a permanent or temporary physical occupation of private property?** Regulations or actions resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a “taking” for which a landowner must be compensated.
2. **Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?** All regulations requiring the dedication of property or granting of an easement must be carefully reviewed. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed land use.
3. **Does the regulation deprive the owner of all economically viable uses of the property?** If a regulation prohibits all economically viable or beneficial uses of the land it can be a “taking.” An agency can void liability for just compensation only if it can be demonstrated that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the property. The remaining land use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property.
4. **Does the regulation have a significant impact on the landowner’s economic interest?** Courts often compare the value of the property before and after the impact of the challenged regulation. Another factor often considered is the degree to which the challenged regulation impacts *any* development rights of the owner.
5. **Does the regulation deny a fundamental attribute of ownership?** Regulations that deny the landowner a fundamental attribute of ownership – including the right to possess, exclude others, and dispose of all or a portion of the property – can be a potential “taking.”

¹ See *Office of the Attorney General Idaho Regulatory Takings Act Guidelines (December 2003), Exhibit C-1.*

The City uses the process and guidelines established by the Attorney General of the State of Idaho to evaluate whether any land use actions might result in an unconstitutional taking of private property.

Goals and Policies

Goal

It is the policy of the City to balance private property rights with community planning, public health and the environment, and safety needs within the accepted confines of national, state and local laws. Land use policies should be designed to protect private property rights and enhance property values in accordance with overall considerations of public health and environment, safety and general welfare.

Policies

- No person shall be deprived of private property without due process of the law.
- Property owners shall not use their property or leave it in a manner that negatively impacts the surrounding community.
- Private property shall not be taken for public use without just compensation.
- Property owners shall preserve and maintain their property for the benefit of future generations.
- The City will preserve private property rights and values by enforcing regulations that will help to ensure against incompatible and detrimental neighboring uses.
- Pursuant to Section 67-6508 of the Idaho Code, which states: “. . . An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property . . .” the City will carefully evaluate all administrative or regulatory actions defined by this Comprehensive Plan.

POPULATION AND GROWTH

Introduction

The purpose of the population and growth component is to review past trends in population, analyze factors of the current population, and to forecast anticipated levels of future population. The population component is included in the Plan because public development policies, commercial growth, and residential activities are dependent on projected population and related demographic factors. The historic population and anticipated growth trends are key elements in determining future land uses within Star and its area of impact. Census population estimates in this section are within the City limits of Star.

Background and Existing Conditions

The population in Star was 648 residents in 1990, with moderate increases of two percent (2%) to three percent (3%), until 1994 when the water system of Star Sewer & Water District was finished. The 2000 Census depicts the population of Star at 1,795 residents which reflects a one-hundred seventy-seven percent (177 %) increase or an increase of 1,147 residents from 1990 to 2000. The Community Planning Association of Southwest Idaho ("COMPASS"), has estimated Star's population at 2,552 as of April 2004 for the original Area of City Impact.

Growth in Boise, Meridian, Eagle, Nampa, and Caldwell is the primary factor that has created new growth in Star. New residents are moving to Star for the quality of life, new business growth, employment opportunities and rural atmosphere.

Age

The age distribution of an area's population is a key factor in determining the needs of the community. In general, a younger population will have a need for day-care, close proximity employment opportunities, entertainment/recreational activities, specialized health care clinics and educational facilities, while an area with an older population will have a need for different types of housing and transportation-. The need for health care facilities and types of recreation also varies for age groups in a city's population.

In 2000, the largest concentration of Star's population (36.4%) was in the 25 to 44 year old age group, followed by the 5 to 19 year old group with (22.6%) of its population. Star's median age in 2000 was 28.4 years old, compared to Ada County's median age of 32.8 years old. Star had a higher percentage of persons under 18 years old (33.2%) than Ada County (27.3%). Star also had a lower percentage of persons older than 65 (5.7%) than Ada County (9.1%).

Gender

The 2000 census indicates that the population is comprised of just under fifty percent (49.2%) males and just over fifty percent (50.8%) females. That distribution was similar to Ada County's 2000 gender split with the females (49.9%) slightly lower than the males (50.1%).

Future Conditions

According to the population forecasts provided by COMPASS, the City's population is predicted to increase to nearly 6,480 persons by the year 2015 for the original Area of City Impact which contains approximately 4 square miles. The 2004 to 2010, population is expected to increase about sixteen percent (16%) annually for the original Area of City Impact.

<u>YEAR</u>	2004	2005	2006	2007	2008	2009	2010
<u>POPULATION</u>							
<u>ESTIMATE</u>	2,552	2,909	3,316	3,780	4,309	4,912	5,010

The 2015 to 2030, population is expected to increase about five percent (5%) annually for the original Area of City Impact which contains approximately 4 square miles.

<u>YEAR</u>	2011	2012	2013	2014	2015	2025	2030
<u>POPULATION</u>							
<u>ESTIMATE</u>	5,311	5,629	5,967	6,325	6,480	8,716	11,140

FUTURE CONDITIONS AMENDED AREA OF CITY IMPACT

The 2030 Trend Demographics, calculated by the COMPASS Transportation Analysis Zone (TAZ) committee, estimates the population to be approximately 23,326 for the amended Area of City Impact as depicted on **Exhibit “C”** which contains approximately 11 square miles. This population calculation utilized Exhibit “C,” excluding the land areas north of Floating Feather Road where the Comprehensive Land Use Map land designations as depicted in Exhibit “A” were used. Per COMPASS recommendations, a vacancy rate of 5% and a population factor of 2.5 people per house were used. The vacancy rate and the reduced population factor provide a conservative population estimate allowing for future school sites, and public rights-of-ways.

The 2030 estimated population for the original Area of City Impact, combined with the 2030 estimated population for the amended Area of City Impact, is approximately 34,376.

Goals and Policies

Goal

Maintain the existing quality of life and rural atmosphere which contribute to the community’s livability.

Policies

- Evaluate population data and demographic forecasts and update the Star Comprehensive Plan as needed.

- Coordinate with Ada County, Idaho Transportation Department (“ITD”), Ada County Highway District (“ACHD”) and COMPASS regarding planning for areas outside the community to address regional growth.
- Use population forecasts to determine future needs for public facilities and services.

SCHOOLS FACILITIES AND TRANSPORTATION

Introduction

The purpose of the school and transportation component is to allow the local school district to participate in the community planning and development so as to address public school needs and impacts on an ongoing basis.

Background and Existing Conditions

Public education and administration in the community is provided by Joint Public School District No. 2 (Meridian, Idaho) (the “School District”), which is now Idaho’s second largest school district based on enrollment. The School District serves primary and secondary education needs in Star.

Transportation is provided by the School District’s bus system. All buses are owned and maintained by the School District. Bus routes have been set but may have to be adjusted with future growth. All the children outside of City limits have the availability to be bussed to school. Safety bussing is used to prevent children from having to cross in dangerous situations (highly traveled roads and railroad crossings) on their way to school. As bus routes and needs change, the City will work with the district on the planning and implementation of those changes.

School District Planning Policies

The planning process for the School District is designed to continuously examine the district’s educational programs and facilities and recommend appropriate changes.

Public comments and suggestions are solicited at major stages of the process; district staff at all levels are included in planning, implementing and evaluating relative success. The planning process may be modified where appropriate.

Future Conditions

The majority of population growth in Star includes young families and established families with older children. The immigration mix also includes retirees and families without children, but these groups represent a smaller portion of the growth component. This demographic mix is expected to continue throughout the planning period.

The school contribution to population in Star is currently at 0.42. This means that for every new household in Star, there will be about ½ of a student assigned to the School District (system wide, K-12).

Forecast Needs

Education is a critical component of the community's quality of life. Based on population and student growth in Star, additional school facilities will be necessary to accommodate increasing enrollment while maintaining the current quality of life standards in the community. As the community grows, existing educational facilities will have to be improved, and new ones built.

The City does not have any formal authority in school planning or construction; however, the City can coordinate school site acquisition as part of the development approval process to help address school capacity issues.

The City and the School District will continue to work together to allow quality schools and quality development within the community.

Goals and Policies

Goals

Quality Education Goal Statement: The mission of the School District is to provide students with the knowledge and skills to foster a lifelong love of learning and the desire to become contributing members of society.

Planning goal Statement: The City encourages increased funding for the School District, which is necessary to serve the community's increasing school enrollment and growth demands.

Enrollment Goal Statement: The quality and use of educational facilities available to every group of citizens in the community significantly affects the quality of life in Star and the area's ability to attract quality development. Quality education is an important economic factor in the area. For these reasons, the community seeks to develop new school facilities and expand programs as needed to serve community enrollment growth.

School Siting Goal Statement: School and subdivision developments will be jointly planned and sited to ensure mutual benefits and neighborhood identity.

Policies

Planning Policies:

- The City recommends that the School District implement innovative financing tools to minimize dependence upon property tax financing.

Enrollment Policies:

- Routinely educate and update the public on the need to finance new school facilities and programs in the School District and create new legislative funding programs.
- Actively support continued development of all forms of education, including public, private, and parochial.

- Work with local and state agencies to bring more diversified educational opportunities to the community.

Siting Policies:

- Schools should be planned with two concerns in mind:
 - o Schools should be protected from incompatible land uses; and
 - o Elementary and intermediate primary schools should be the focal point of the community development.
- School sites should be selected to avoid limiting physical features and other hazards detrimental to the safety of children and the general operation of the school.
- School sites should be reserved for future acquisition in advance of development of planned land use. Approval of subdivision plats may be withheld if adequate school facilities or sites are not available to serve the proposed subdivision.
- School sites should be large enough to accommodate possible future building expansion and recreation needs.
- New school developments should provide for adequate pedestrian and bicycle access for school children within residential neighborhoods to minimize busing.
- Increased traffic should be discouraged on streets where existing elementary schools are located.
- Widening, and the general upgrading, of streets should be discouraged when it would have a negative impact upon schools.
- Secondary schools (junior and senior high schools) should have direct access onto a collector or minor arterial thoroughfare.
- The policy of sharing sites for parks with schools should be encouraged.
- A vocational-technical school shall be encouraged. Such a school should locate in close proximity to an Industrial Area.
- Coordinate City and School District efforts to identify and acquire future school sites and adjacent open areas.
- Coordinate school site planning with adopted utility master plans prior to school site acquisition.
- Share information between the School District and City staff regarding land development proposals.
- Schools shall not be located in the floodplain of the Boise River or its tributaries.
- Elementary and middle schools should be located in residential areas. Direct vehicular access to arterial roadways, or potential section line roads becoming arterials should be discouraged.

ECONOMIC DEVELOPMENT

Introduction

The purpose of the economic development component is to provide an analysis of the economic base of the area including employment, industries, jobs, and income levels. Consideration is given to previous and existing conditions, trends, desirable goals or objectives and desirable future situations.

Background and Existing Conditions

Economy plays an intricate role in commercial and population growth within the eCity and its impact area. Additionally, influences derived from growth in Boise, Nampa, Caldwell, Eagle and Meridian eeffect the economy of Star. With growth generated by the additional cities in Ada and Canyon Counties, the population and job base will demand a need for increased public service and improvement to existing services within the community.

Currently, the majority of Star's commercial community is located along State Highway 44. The majority of that commercial development serves local resident needs and includes grocery and restaurant facilities, service businesses (such as hair care, auto parts and service) and other small businesses. Other businesses serve travelers using the state highway which intersects the community. Also along the highway are the Star Fire District station, City offices, Star Sewer and Water District offices, light industry/manufacturing, building supply, public storage, child care/education, professional office, medical facilities, and the library. Housing is interspersed among the commercial developments; many of these structures are of a historical nature.

Star Road is currently undergoing redevelopment by developers rezoning specific areas and through Planned Unit Developments (PUD) which incorporate and encourage up to 10% of the gross land to be developed as commercial. This commercial allowance now reflects new businesses including restaurants, professional and government offices, public storage, churches, parks, and private community recreational facilities.

Star also has home-based businesses located throughout the community.

Future Conditions

Additional land for new and expanding business will be required to meet anticipated employment growth in the future. That expansion will filter down to Star to meet employment needs of the Ceounty as a whole. Star will attract businesses generated at the local level as well as those generated by outside influences. The City can meet these challenges by continuing to expand and diversify the economic base, encouraging the creation of new businesses to provide convenience for the residents, and jobs for the local labor force. Along with convenience and employment in the community comes the responsibility of retaining the atmosphere of a rural setting which gives Star a special feeling of open spaces and comfortable surroundings.

To meet these challenges, the City will promote economic growth within its boundaries and impact area. Subdivision development will be a significant growth factor in the City, followed by commercial and industrial ventures. Substantial increases in retail trade, service employment and finance will be a natural trend in the near future.

Continued expansion of services related to public safety and security will become a significant factor in providing for a sound economic environment.

Goals and Policies

Goal

To promote a well-balanced, diversified economy to protect and enhance the quality of life for all people that are either within or served by the Star community.

Policies

- To facilitate the expansion and diversification of existing and new commercial and industrial ventures, it is the City's intent that development will be environmentally safe, will maintain rural atmosphere and fiscal stability while increasing the tax base.
- To promote employment opportunities for local residents by encouraging growth and expansion of existing and future commercial and industrial industries.
- To encourage development standards within commercial districts and upgrade existing commercial areas.
- To attract commercial and industrial development commensurate with the rural atmosphere of the community.
- To encourage use and development of local community activities and centers, park areas, schools and recreational opportunities within the City.

LAND USE

Introduction

The land use component ensures that the development of land is commensurate with the physical characteristics of the land. The primary concern of this component is to ensure future land uses that will reflect the City's rural character and nature.

Managing growth and channeling it into orderly community development is a key element of land use planning. Unplanned growth results in undesirable and incomplete land use. This Plan attempts to arrange major land uses to preserve the integrity and amenities of the City and its impact area, as well as providing opportunities for reasonable light industrial and commercial development. The land use designations shall serve as a planning tool that will assist the City in sustaining responsible growth and development and to ensure that land use patterns remain consistent with the goals and objectives of the City.

Background and Existing Conditions

Star has traditionally served as a community center to the surrounding area, serving the agricultural uses and rural residents. It has been a residential community with commercial uses that have primarily served the community and area residents, and secondarily served the

traveling public passing through the community. Commercial uses are found mainly along State Highway 44, which intersects the City. Residential uses can also be found along the Highway, interspersed among the commercial uses. For several blocks, both north and south of the Highway, residential neighborhoods can be found. Recently, new residential development has grown to the east, west, south and north of the original community. Industrial uses are mainly agricultural and gravel pit excavation. These industrial uses are in conjunction with approved PUD's or CUP's and can be found inside and outside of the City limits and within the Area of City Impact.

Future Conditions

As new growth began to make demands upon the residential community, Star chose to seek incorporation. With incorporation has come the responsibility of sound land use planning. The City has identified the following land use categories.

These land uses express the terms of broad land use categories that indicate predominant types of uses. Land use categories reflected on the land use map are based upon existing land use, existing natural features, and compatibility with other land uses, transportation corridors, and the needs/desires of the community.

Land Use Categories

Rural Transitional Land Use:

Rural transitional land use is suitable primarily for single-family residential development on acreages within the City's Area of Impact. This area may also be suitable for limited agricultural uses such as crops or livestock. The following uses will be considered under a conditional use permit process to ensure adequate buffering to protect adjacent uses: aircraft landing fields or airports (public or private), go-cart tracks, gravel pits, rock quarries, rock crushers, clay pits, cement batch plants, asphalt hot plants, race tracks (animal or vehicle), and sanitary or hazardous waste landfills.

This category provides for a transition area between urban residential areas and neighboring agricultural land. The maximum allowable residential density in this land use area shall not be greater than one (1) single-family residence per two (2) gross acres.

No property shall be developed without proper access to a public street or road (either directly, or by use of a private road that meets standards for ingress and egress and emergency response). Should access or driveway not be improved to set standards, it shall be the responsibility of the property owner whose property is being developed to improve it to ITD, and/or ACHD standards.

All ponds/water amenities, gravel extraction and rock crushing land uses shall require conditional use or planned unit development approval from the City Council to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.

Residential Land Use:

This category can include single-family units, multi-family units (duplex, four plex, apartments, etc.) and manufactured homes. Single-family densities will vary from one (1) unit per two (2) gross acres, to ten (10) units per gross acre where central sewer and water services are available. Multi-family dwelling units may be permitted from two (2) or more units per gross acre, where central sewer and water services are available.

Residential land use delineates areas where urban type residential development is appropriate. This will generally imply higher densities which will require connection to a central water and sewer system. Residential land use is suitable for residential living structures including manufactured/mobile homes meeting certain building requirements. Other uses allowed under this category include public or semi-public facilities compatible with agricultural and residential use and necessary utility installations. Residential uses shall not include: aircraft landing fields or airports (public or private), go-cart tracks, cement batch plants and asphalt hot plants, race tracks (animal or vehicle), sanitary or hazardous waste landfills. All ponds/water amenities, gravel extraction and rock crushing land uses shall require conditional use or planned unit development approval from the City Council to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.

The residential land use category incorporates several sub-categories that designate areas of the City for single-family and multi-family uses.

- **Very Low-Density Residential:**

Suitable for single-family residential development within areas that are rural in character. Appropriate residential densities are one (1) dwelling unit per two (2) gross acres.

- **Low-Density Residential:**

Suitable for single-family residential development within areas that are rural in character. Appropriate residential densities are two (2) dwelling units or fewer per gross acre.

- **Medium-Density Residential:**

Is suitable for single-family residential development. Appropriate residential densities are four (4) dwelling units or fewer per gross acre.

- **High Density Residential:**

Land that is suitable for single-family residential, and multi-family residential development such as town homes, condominiums, apartments, and mobile home parks. Appropriate residential densities are up to twenty (20) or more dwelling units per gross acre.

No lot shall be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should such public street or road not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street or road to ITD and ACHD standards.

Commercial Land Use:

This category provides for a full range of commercial, retail areas to serve residents and visitors. Uses may include neighborhood businesses, professional and executive offices, general businesses, and retail businesses. These land uses are typically established along major transportation corridors.

It is the desire of the citizens of Star to continue such uses along or within the area of land near the highway corridors, and as much as possible within the central business district area to avoid a "strip" commercial type of development from occurring, particularly outside the City limits. Commercial shall be defined as retail or wholesale establishments, or those that provide a service for a fee. Such uses allowed should be those that are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The use shall also allow neighborhood-related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed. All ponds/water amenities, gravel extraction and rock crushing land uses shall require submittal of a conditional use or planned unit development approval from the City Council to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.

The Commercial Land use category may include the following subcategories:

- **Central Business District:**

The Central Business District is recognized due to its historical and architectural significance. The Central Business District is depicted on the Comprehensive Plan Land Use Designation Map. This special area will require comprehensive and specific planning to ensure that any historical, cultural, and aesthetic concerns have been thoroughly addressed and incorporated into any future development plan per Star zoning ordinances.

- **Limited Office:**

This category provides for the establishment of Limited- Office uses in groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Research shall not involve heavy testing operations of any kind. This land use is also designed to act as a buffer between other more intense non-residential uses and high-density residential uses, and thus is a transitional use.

- **Multiple Use I (Residential/Limited Office and Commercial):**

This land use is designed to retain the rural, small town atmosphere of the City. Land uses may include a mixture of residential, limited office, and commercial. The intent of the land use is to provide for basic services and job opportunities in close proximity to where people live. Land use developments may be subject to a conditional use approval process as determined by a specified use per Star ordinances. This land use will assist in

the orderly/friendly growth in the City and its impact area. Further, this land use will assist in the protection of sensitive agricultural lands in Ada County and the Star vicinity.

No commercial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it shall be the responsibility of the owner of the property being developed to improve the street or road to ACHD and ITD standards. Off-street parking shall be adequate to meet the needs of the commercial use. Access shall comply with the applicable highway district's standards.

- Multiple Use II (Residential, Limited Office, Commercial, and Light Industrial):

This land use is designed to retain the rural, small town atmosphere of the City. Land uses may include a mixture of residential, limited office, commercial and light industrial. The intent of the land use category is to provide for basic services and job opportunities in close proximity to where people live. Land use developments may be subject to a conditional use approval process as determined by a specified use per Star ordinances. This land use will assist in the orderly/friendly growth in the City and its impact area. Further, this land use will assist in the protection of sensitive agricultural lands in Ada County and the Star vicinity.

No commercial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it shall be the responsibility of the owner of the property being developed to improve the street or road to ACHD and ITD standards. Off-street parking shall be adequate to meet the needs of the commercial use. Access shall comply with the applicable highway district's standards.

Light Industrial

This category will encourage and support well-planned orderly light industrial development that is necessary to achieve the City's economic development needs. This category will allow a range of light industrial uses to develop with sufficient urban services, to support commercial and agricultural activities. Research and development parks, warehouses, storage units and light manufacturing may constitute the majority of uses in this category. Offices and supporting commercial activities may also be permitted. All development within this category shall be required to proceed through a Conditional Use Permit or Planned Unit Development process.

No industrial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it shall be the responsibility of the owner of the property being developed to improve the street or road to ACHD and ITD standards. Off-street parking appropriate to the industrial use shall be required. Access to major county roads should be limited.

Area of City Impact

In compliance with Idaho State law, the City negotiates impact boundaries and terms with Ada County. This document is to provide the City and County a negotiated area subject to compliance with the City's Comprehensive Plan for future planning and development.

Referral Area

This is a designated land area outside the “Area of Impact,” within which Ada County has recognized growth as having a significant impact on the City . The City receives from Ada County any applications (in the form of referrals) for land use approvals within this designated area. The immediate impacts posed by land use developments on commercial trades, services, traffic, economic development, schools, housing, natural resources, and general environmental health of the City and its residents, has been acknowledged by Ada County, in Title 9, Chapter 6 of the Ada County Code.

Areas of Special Concern

These areas are of special concern and additional studies may be required when development involves any of the following areas:

- River Banks/Slopes – are particularly sensitive to building and to degradation by poor practices.
- Surface and Groundwater Protection – Surface water quality of the Boise River can have an important impact upon the residents of Star. Groundwater supplies the domestic drinking water to City and County residents that could be jeopardized by poor management of this resource.
- Flood-ways and flood-plains – are identified along waterways on Federal Emergency Management Agency (FEMA) maps which may be viewed at the City offices. Development in these areas shall comply with Star Floodplain ordinances.
- Wildlife – areas, designated by applicable agencies sensitive to wildlife feeding and migration needs should be protected from over-development. Any development within these areas shall comply with the following agency requirements, including, but not limited to, Idaho Fish and Game, Idaho Department of Water Resources, and Army Corp of Engineers.

Existing Uses

It is recognized that certain conforming uses have existed prior to the establishment of land uses, which may not conform to current applicable land use ordinances. Such uses shall be allowed to continue to exist under the conditions set forth in the appropriate Zoning Ordinance, except if they endanger public health and safety or the environment.

In all land use categories the use of development agreements, as provided under state law, will be encouraged.

Goals and Policies

Goal

To enhance land uses, balance and guide future development in order to maintain the living and working environment of Star, Idaho.

Policies

General Land Use

- Promote land use development review and approval processes that are clear and concise.
- Encourage land use planning processes that involves the public.
- Encourage the protection of the rights of private land-owners.
- Encourage the development of public amenities such as (but not limited to) schools, parks, recreation areas, historical areas, fire stations, and residential neighborhoods.
- Protect the integrity of residential neighborhoods.
- Support housing opportunities for all community members.
- Encourage planned mixed uses to minimize traffic and infrastructure impacts.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage designs for open spaces, greenways, bicycle paths, and pedestrian walkways.
- Encourage cooperation between public agencies, and the general public in land use management efforts.
- All ponds/water amenities, gravel extraction and rock crushing land uses shall require submittal of a conditional use or planned unit development approval from the City Council to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.

Rural Transitional

- Preserve the rural identity of the area while providing for residential development compatible with neighboring agricultural interests.
- Support open space and rural residential lifestyle.
- Minimum lot/parcel size shall be more than two (2) gross acres.
- A residential subdivision using one (1) single-family residence per two (2) gross acre density, may be allowed under “planned unit development,” procedures that consider the environment utilizing natural amenities, such as common open spaces.
- New development in this category shall provide screening and transitions using the larger lot sizes to serve as a buffer between urban development and agricultural uses.
- Encourage development that utilizes innovative site planning to preserve the rural atmosphere.
- Protect the flow of irrigation waters to neighboring agricultural lands.

- All proposed ponds, gravel extraction/rock crushing areas shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a harmonious, compatible, controlled time frame, and end result.

Residential

- Promote compatible development of residential lands within the area of impact.
- To require essential public services and utilities be provided to proposed developments.
- Encourage neighborhood parks, and open spaces within residential areas.
- Allow manufactured housing and other types of affordable housing that provide home ownership opportunities to all citizens.
- Development shall be designed to minimize impacts on existing adjacent neighborhoods.
- Require that Residential Land Use Definitions be adhered to, in order to promote proper development in residential lands.
- All proposed ponds, gravel extraction/rock crushing areas shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a harmonious, compatible, controlled time frame, and end result.

Commercial

- Support well-planned, pedestrian-friendly commercial development.
- Encourage commercial facilities at locations where they complement the existing transportation facilities and adjacent land uses.
- Encourage landscaping to enhance the appearance of structures and parking areas that blend with or enhance the existing neighborhood.
- Commercial areas shall not be located near existing or planned school areas.
- Commercial area congestion shall be minimized and traffic safety assured by providing proper entrances and exits, and by including provisions for internal traffic circulation and parking. Commercial development shall occur only after sufficient right-of-way improvements and special control of access points have been assured to accommodate the added traffic generated.
- Promote commercial service, retail development, and redevelopment within the Central Business District.
- Encourage development of business and professional services within the City in a manner that is commensurate with the needs of community residents.
- Require commercial development that satisfies community design standards and objectives that reflect a design in harmony with established residential development.
- Assess and consider all public service, environmental and social impacts of the commercial development.

- All proposed ponds, gravel extraction/rock crushing areas shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a harmonious, compatible, controlled time frame, and end result.

Limited Office

- Support well planned pedestrian-oriented technical park uses.
- Encourage uses at locations that use existing transportation and utility systems.
- Locate development with proximity to major utility, transportation, and public services and facilities.
- Review and evaluate application with respect to the following impacts:
 - Traffic impacts
 - Visual impacts/landscaping/screening and buffering
 - Adjacent land use
- Encourage landscaping to enhance the appearance of structures and parking areas.
- Encourage location of parks away from schools and recreation areas.
- Minimize traffic congestion by providing proper entrances and exits and by including provisions for internal traffic circulation and parking.

Multiple Use

- To reduce the amount of vehicular traffic, promote “trip capture,” and encourage bicycle and pedestrian traffic through mixed-use development.
- To provide for diverse housing types and densities that assure safe, decent and affordable housing for a range of income levels.
- To allow land uses that will provide both basic services and job opportunities to the residents of Star.
- To provide retail, personal services, and convenience services such as (but not limited to) grocery stores, neighborhood shopping centers, retail sales, laundry facilities, restaurants, hotels, and entertainment.
- To provide professional services and job opportunities of an office nature to the residents of Star. Examples include (but are not limited to) doctors, dentists, attorneys, architects, engineers, and corporate businesses.
- Encourage residential uses near commercial uses, and in some cases situated above retail commercial establishments.
- Discourage the development of strip commercial areas and encourage the focus of planned neighborhood districts.
- Encourage flexibility in site design and innovative land uses.

- Ensure essential public services including (but not limited to) water, wastewater collection, public safety, appropriate transportation corridors, and open space are provided.
- Encourage phased, orderly development that promotes a high degree of self-sufficiency within the area.
- All proposed ponds, gravel extraction/rock crushing areas shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a harmonious, compatible, controlled time frame, and end result.

Light Industrial

- Provide for industrial uses at locations that use existing transportation and utility systems.
- Support industrial development that will not overburden utility, transportation or other public systems.
- Require all development to protect the environment and natural resources of the area.
- Encourage well-designed, coordinated industrial parks.
- Ensure that environmental safeguards in industrial areas are maintained.
- Encourage landscaping to enhance the appearance of structures and parking areas.
- Encourage location of industrial parks away from schools and recreation areas.
- Minimize traffic by providing proper entrances and exits and by including provisions for internal traffic circulation and parking.
- Require all applications for industrial development to conform with local, state, and federal standards for: air emissions, storm water drainage, employment, environmental impacts, safety, nature and volume of activity, noise emissions, sewage collection and treatment, transportation, visual impacts, water quality and utility service.
- Locate industrial areas where adequate water supply and pressure are available for fire protection.
- Industrial uses should be located where discharge water can be properly treated or eliminate adverse impacts on central sewer and water treatment facilities and the environment.
- Access to sites and factors such as public services, environment and social impacts should be considered when evaluating proposals for industrial projects.
- All ponds/water amenities, gravel extraction and rock crushing land uses shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.

NATURAL RESOURCES

Introduction

The natural resources component of the Star area includes the climate, natural environment of the arid foothills, the Boise River, and other waterways, which provide recreation and aesthetics; geology and soils of the area, natural vegetation, and the diverse wildlife. The goal of this Plan is to recognize and protect the natural resources and maintain a harmonious balance between human populations and nature.

Background and Existing Conditions

Climate:

Winters in Star, though cold, are generally not severe. Summer days are hot while nights are relatively cool. Precipitation is low in summer with an average annual rainfall of about 11 inches. Northwesterly winds prevail with intermittent southeasterly winds in winter and spring. The climate is favorable for many agricultural pursuits in the area. The crops in the area vary widely from wheat, oats, corn, beans, mint, hay, pasture, alfalfa and clover seed, to sugar beets, potatoes, and many specialty seed crops.

Hydrology:

Waterways, including the Boise River, Little Gulch Creek, Big Gulch Creek, and numerous irrigation canals and ditches are the most pronounced features of the area. These waterways provide homes to over 200 species of birds, 50 species of mammal, 7 species of amphibians, and 20 species of fish. The water also provides recreational opportunities for residents, including swimming, fishing, hunting, floating, and bird and wildlife viewing.

Groundwater in the area is generally quite shallow and of a high quality. The Star Sewer & Water District drinking water is obtained from groundwater wells located north of the City. Residents outside the Star Sewer & Water District rely upon shallow groundwater wells for domestic supply. Many of the domestic wells are artesian (flowing) wells with flow rates that fluctuate with the season high water table.

Geology and Soils:

The major soil types in the area are Notus and Moulton. These soils are poorly drained alluvial terraces, which are common in the Boise River floodplain of Ada County, and adjacent lands. Typically the soil is used for irrigated crops and pastures. High water tables and relative wetness of the soil limit deep-root crop farming. Residential development in these soil types is generally limited due to the hazard of flooding and inability for soils to act as septic absorption fields.

Falk soils are found in a relatively small area near the boundaries of the Star City Limits. This soil is typically very deep and somewhat poorly drained. Permeability in this horizon is moderately rapid but the high season water limits its use as septic field absorption. The season high water table also hampers digging and trenching. Basements in homes are not practical, and

in fact, crawl spaces under homes often become saturated during wet weather and peak irrigation season. The soil is most suited to irrigated crops, pastures, and urban development with sanitary sewer service. High quality grades of extractable gravel exist in a large percentage of the Area of City Impact and City limits.

The Boise River corridor is composed primarily of Riverwash and Bram soils. These soils consist of mixed alluvium adjacent to the Boise River or in old river channels. Gravel and sand deposits are abundant in these soil types. Rocks, sand, salinity, alkalinity, and season water flows limit the primary uses to pastures and riverbanks. The vegetation generally consists of willows, rushes, sedges, and some water loving grasses. These soil types are most suitable for wildlife habitat and limited recreation.

North of the Foothills Ditch the primary soils are Pudham and Power. These soils are moderately deep and well drained. They are formed in loess or silty alluvium terraces. The soil is most suitable for irrigated crops, rangeland, and wildlife habitat. Relatively high permeability makes the soil suitable for septic tank absorption; however, the underlying alluvial hardpan often limits the downward movement of the effluent which must be offset by increasing the size of the absorption field. Digging and trenching are difficult due to the relatively shallow hardpan. The hardpan limits most residential home development to houses without basements. Soil erosion hazard is high in these soil units if vegetation is not maintained.

Feltham soils are found surrounding Little Gulch Creek. These soils are very deep and excessively drained. In most areas, this soil type is used for irrigated crops and pastures. The hazard of soil erosion is high and must be controlled by increasing organic matter and maintaining vegetative cover. Rapid permeability makes the Feltham soils suitable for residential sites with septic tank absorption fields.

Wildlife:

Star area residents enjoy the natural beauty of the area as well as the sightings of deer, fox, coyotes, raccoons, skunks, rabbits, squirrels, muskrats, beavers, mink, and many other mammals. The wide variety of songbirds, game birds, eagles, Great Blue Herons, and other waterfowl are notable features of the skyline. Although generally less adored than the furred or feathered creatures, the area is also home to many species of reptiles, amphibians, and fish.

Each individual species has specific habitat needs including the basic requirements of food, cover, shelter, and space. Loss of critical habitats or landscape diversity can lead to relocation to other less desirable habitats or extinction. Key habitats are the product of slope, soil type, physical features, and available water. Often, these key habitat areas are also desirable sites for human development and occupation. It is important that the development of the area be conducted in a manner that protects the wildlife while meeting the needs of the human populace.

Vegetation:

Vegetation in the area consists of cultivated fields, riparian forests, urban forests, and the native shrub-grass-forbe complex. Improperly planned developments can result in converting the very diverse plant communities in the area to more simple communities at the expense of the wildlife,

soil, water and air quality, recreational and aesthetic value. Healthy native vegetation communities reduce the potential for wildlife conflict with people and agricultural pursuits.

Goals and Policies

Goal

Protect and enhance the natural beauty and abundance of the area by ensuring that resources are properly respected and protected.

Policies

- Implement appropriate goals and development requirements, including setbacks, densities, development standards, and open space requirements to minimize impact on natural resources.
- Provide buffers to natural resources with transitional land uses.
- All ponds/water amenities, gravel extraction and rock crushing land uses shall require submittal of a conditional use or planned unit development approval from the City Council, to ensure a controlled time frame and provisions for a harmonious, compatible, developable area upon the expiration of the subject use.
- Protect and preserve the natural beauty and habitat of the Boise River and land adjoining the river.
- Restrict development in floodway
- Provide wildlife habitats and corridors.
- Locate development away from sensitive wildlife habitat areas.
- Require all development to comply with all applicable water quality, air quality, species protection, and land use regulations and requirements.
- Encourage preservation of agriculture, open space, wildlife habitats, and fish habitats in the administration of any land use decisions.

HAZARDOUS AREAS

Introduction

The hazardous areas component is to identify and develop policies to protect life and property in areas subject to natural hazards and disasters.

Background and Existing Conditions

Floodplain:

The U.S. Army Corps of Engineers and the Federal Emergency Management Agency have classified the Boise River and its tributaries as a One-Hundred (100) Year Floodplain with a defined floodway. For the City and Area of Impact, the Boise River floodplain follows two

channels of the Boise River at Linder Road and converges to one channel approximately one (1) mile west of Linder Road. The type of flooding associated with this area is generally gradual and comes with sufficient warning to remove people and animals, however, destruction can be significant.

In addition to the Boise River floodplain, the Federal Emergency Management Agency has identified a special flood hazard area that is inundated by a one hundred (100) year flood along Little Gulch Creek, Big Gulch Creek, and a portion of Foothills Ditch. The flooding in this area is associated with flash floods that arrive with little or no warning. The steep slopes and large volumes of water associated with these floodways make these floods extremely dangerous.

The Boise River floodplain and Gulch Creek flood hazard areas pose important functional wildlife habitats, natural scenic resources, recreational uses, and other beneficial uses recognized under Idaho water laws. These areas require comprehensive and specific planning to ensure that topographical, hydrological, ecological, and environmental concerns have been thoroughly addressed and incorporated into any development and use plans.

Disaster Services:

The City participates in the Ada County Emergency Response Plan that provides training for response to both natural and man-made disasters. This plan can be found on file at the Ada County offices.

Goals and Policies

Goal

To restrict and limit development in hazardous areas in order to protect the public health, safety and welfare.

Policies

- Maintain and update public information regarding the nature and location of the flood hazards in the City and impact area.
- Prohibit all structural development within the floodways that would impede or alter the natural flow of floodwaters. Floodways shall not be altered in any way that would flood surrounding properties, either upstream or downstream.
- Tributary floodways shall be used for open space and shall not be altered in any way that would increase flood damage of surrounding properties.
- Setback and/or safety requirements shall be established along the periphery of floodways to protect structures from damage by lateral erosion.
- The City should study and consider for adoption a River and Stream System Management Ordinance to regulate and control floodway and floodway fringe development, wetland development, wildlife habitat encroachment, and provisions for greenbelt amenities.

- Development shall only be allowed in the alluvial fans of the Gulch Creek floodway if adequately flood-proofed. Such development shall not alter the flow of water into surrounding properties not originally designated as being in a floodplain.
- Developers of any development within the One-Hundred (100) Year Floodplain shall be required to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.
- To greatest degree possible the 100 year floodplain should be used for farmland, open space, and wildlife habitat.
- Prohibit schools, hospitals, or other immediate care facilities within the floodplain.
- Prohibit the manufacture or storage of toxic, flammable, explosive, or radioactive materials in the floodplain. Bulk storage of other materials will be allowed only when in compliance with applicable federal, state, and local standards.
- Protect the river and creek banks from erosion by enacting programs to plant and maintain streamside vegetation.
- Industrial uses should not be permitted in any portion of the floodplain.
- Encourage the prevention of threats of contamination to groundwater through land use planning and development guidelines.
- Require, when necessary, proper studies to show that an area to be developed is not hazardous as defined in Idaho Code Section 67-6508(g).

PUBLIC SERVICE, FACILITIES, AND UTILITIES

Introduction

The public service, facilities, and utilities component helps to identify needs and ensure that adequate public facilities and services are provided to the people at reasonable cost.

Background and Existing Conditions

City Government:

The City was incorporated on December 10, 1997. A mayor and four council members govern the City. Star employs a city clerk/treasurer, office administrator, and planning and zoning administrator. The City has contracted with private inspectors for the building, mechanical, plumbing, electrical inspections and Ada County law enforcement.

Waste Water Treatment:

Formed in 1966, the Star Sewer and Water District brought sewer service to Star. Currently there are 1150 equivalent connections. Using a lagoon system, the seven acre waste-water treatment plant located at 11551 Tempe Lane, processed an average 175,000 gallons of effluent per day in December of 2003, with the peak processing capacity reaching over 650,000 gallons on occasion. The District received approval of a 3.1 million dollar bond in February 2004 for additional waste-water treatment. The District is currently updating the wastewater treatment

Street System:

The infrastructure is addressed in the Transportation section of this Plan.

Utilities:

Currently there are several utilities serving the City residents:

(a) *Electric* - Idaho Power Company provides electrical services throughout the City and Area of Impact. Idaho Power is a public service company regulated by the Idaho Public Utilities Commission (IPUC).

The accompanying map (see **Exhibit B**) designates the general location of electric utility facilities/transmission lines ranging from 69kV up to 138 kV. Map designation of the general location of proposed electric utility facilities will apply to a general utility corridor area. The City will periodically consult with Idaho Power to obtain up-to-date information and, if necessary, revise the maps accordingly.

Allow the appropriate placement of electric utility facilities on public rights-of-way. Public streets and road rights-of-way serve as corridors for electric facilities. Transmission lines usually are located on easements that Idaho Power Company acquires from private and public property owners. Star's goal is to encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice for existing and proposed utility facilities.

Accommodate additions and improvements to electric utility facilities that enhance the capacity and reliability of regional resources, particularly when multi-jurisdictional benefits within the region can be achieved.

Provide timely and effective notice to utilities of the construction, maintenance, or repair of streets, roads, highways, or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

Provide Idaho Power with periodic updates of population, employment, and development projections. The City and Idaho Power will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

(b) *Natural Gas* – Intermountain Gas Company provides natural gas for Star and the surrounding area through its distribution lines.

(c) *Telecommunications* – Qwest is the local provider for telephone service, with multiple long distance choices available to the residents. A County-operated Enhanced 911 System provides emergency communications to Star.

(d) *Cable TV* - Cable TV service is available in the City offered by Cable One, Boise, Idaho. Several satellite companies supply additional options to the residents of Star.

plant to be in compliance with federal regulations and, additionally, increasing the plant capacity to treat all additional new growth.

The Star Sewer and Water District is a separate entity from the City and is governed by a five-member board. The District maintains a planning area boundary that is independent from the impact area and municipal boundary of Star. The District office is located at 11184 West State Street.

Water Resources:

Domestic water in Star is supplied by individual wells or by Star Sewer and Water District wells. The District began City water service in January 1994. There are two District wells with 500,000 gallons of storage. Water is delivered by a metered, pressurized system. Additional well sites are being planned.

Library:

The Star Branch of Ada Community Library opened in 1989 in the Star Senior Center. In January 1997, the library relocated to 11053 State Street. The Library is staffed by four employees. The Library houses over 11,000 books in addition to videos and audios for their 2,437 patrons. Three computer terminals with Internet, individual patron e-mail address and word processing capabilities are available for community use. Programs provided by the Library staff include Star Babies and Preschool reading. The Library District is funded by tax levies in Ada County.

Cemeteries:

There are several cemeteries in Ada County available to the City residents. The Star Cemetery is located within the Area of Impact on Pollard Lane.

Schools:

The public school system and its needs are addressed in another component of the Plan. There are currently no private schools located in Star although home schooling is allowed in the State of Idaho. Some families take advantage of this option.

Senior Citizens Center:

The Center is located at 102 South Main. It serves approximately forty people, two meals per week, with the assistance of a cook provided in conjunction with Central District Health. The Center operates a van for transportation purposes to and from the weekly meals. On a monthly basis the Center provides blood pressure and foot clinics. On a yearly basis the Center supports an energy assistance sign-up for the Star Senior residents.

The Center operates a van for transportation of Seniors, and the general public upon request for emergencies and special events.

(e) *Television* – Direct television broadcasting is currently available to Star through five local television stations.

United States Post Office:

Postal service is offered to City residents through the delivery service and at the post office located at 10780 West State Street.

Public Safety:

(a) *Law Enforcement* – Police protection is provided by Ada County Sheriff's Department on a contractual basis. In addition, the Department has contracted to enforce City ordinances within the Star City limits. Increased police protection may be achieved either by contracting with Ada County Sheriff's Department for additional services or by forming a City Police Department. Assistance is also provided by the Idaho State Patrol, who has responsibility for traffic enforcement on state highways.

(b) *Fire Protection and Emergency Medical Service* – Fire protection and emergency medical services are provided by Star Joint Fire Protection District ("District"). The District was established in 1953 and is governed by three commissioners. The District moved to their present facility, 10381 West State Street, in April of 1986. The District is responsible for providing fire and emergency medical services to the City as well as the surrounding area. The District consists of volunteers and full time employees, who operate on a 24-hour shift rotation. The equipment consists of two engines, one tanker, one rescue unit, and two wild-land units.

The staff provided an average response time of four minutes on over 600 calls in 2003. The District has signed a mutual aid agreement with all fire districts and emergency medical services in Ada and Canyon counties.

Within the City limits the District is rated as Insurance Services Office (ISO) rating of Class 4. (For clarification, ISO ratings are from 1 to 9, with 1 being the preferred rating.)

Aerial emergency services are also provided to citizens of Star by Life Flight of Saint Alphonsus Regional Medical Center. Their service is available at the request of the District, Ada County Paramedics, Ada County Sheriff's Department or by individual subscribers.

(c) *Ambulance Service* – Ambulance service is provided by Ada County Paramedics, located in West Boise.

(d) *Dispatch* – All of the emergency services are dispatched by a countywide 911 system.

Health Facilities:

Star currently has dental, chiropractic, and physical therapy facilities located within the eCity limits. Hospitals, emergency clinics, and private physicians are available in Boise, Meridian, Eagle, Nampa and Caldwell.

Goals and Policies

Goal

To promote the social and economic needs of the City by identifying and ensuring adequate infrastructure and services to meet those needs.

Policies

- Continued enforcement of health standards.
- Encourage volunteerism for ambulance/fire services.
- Encourage citizens to become educated on disaster services and what they can do.
- Support efforts to keep senior services available.
- Encourage the availability of technology for City residents, while developing policies on the placement of facilities to bring those services to the City.
- Establish growth policies and identify priority development areas so that construction of public facilities and utilities can be coordinated with private development.
- Wherever possible, develop schools and parks as contiguous units and utilize facilities for community-wide educational, open space and recreational programs.
- Promote urban type growth where public facilities are available or can be extended by private developers.
- Require all residential, commercial and industrial developments to plan for the collection, treatment and disposal of storm water runoff.
- Utilities must be sized and access provided to serve future, as well as immediate, development.
- Extension of public utilities will be provided by private developers within public easements or rights-of-way.
- Recognize the need for electric utility facilities that are sufficient to support economic development.
- Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.
- Provide Idaho Power with periodic updates of population, employment and development projections. The City and Idaho Power will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.
- Idaho Power has identified 5 goals:
 - Designate the general locations of existing and proposed electric utility facilities.(Exhibit B)

- o Star's Plan for electric utility facilities will be formulated, interpreted, and applied in a manner consistent with and complementary to the Idaho Power Company's public service obligations.
- o Decisions made by Star regarding electric utility facilities within Star will be made in a manner consistent with and complementary to regional electrical demands and resources.
- o Additions to and improvements of electric utility facilities will be allowed to occur at a time and in a manner sufficient to serve projected growth.
- o Joint planning with Star for electric utility facility development.

TRANSPORTATION

Introduction

The transportation component shows the general system of major traffic thoroughfares and other traffic ways. The concern of this category is to identify and specify treatment of such systems and others, including public transportation, aviation, and other related transportation facilities.

Existing Conditions

Recent and forecast demands on Star's transportation system demonstrate the need for effective transportation planning which is coordinated with Star's surrounding communities. Much of the transportation planning for Star and the region is handled by COMPASS, IDT, and ACHD.

In accordance with the Destination 2025 Regional Transportation Plan for Northern Ada County, the roadway system in Star is based on a functional classification of streets including:

- Principal Arterials
- Minor Arterials
- Rural Arterials
- Major Collectors
- Proposed Major Collectors
- Local Streets

Principal Arterials:

State Street/Highway 44, Emmett Highway 16, and Chinden Boulevard/Highway 20/26 are Principal Arterials with limited accesses providing for higher travel speeds and traffic volumes.

Minor Arterials:

Black Cat Road and Ten Mile Road are proposed minor arterials, one of which will provide a future Boise River crossing, connecting to Emmett Highway 16/State Street Highway 44.

South Star Road is a Minor Arterial that serves as a Boise River crossing and provides one leg which may function as a future bypass loop which will be accomplished when either Black Cat or Ten Mile crosses the Boise River and connects to Emmett Highway 16 and State Street.

RURAL ARTERIAL:

Beacon Light east of Emmett Highway 16 to Palmer.

Major Collectors:

North Star Road is a major collector that provides a corridor for residential subdivisions, Star Elementary School, commercial properties and connectivity to Floating Feather.

Munger Road, Plummer Road and Floating Feather are to be considered as major collectors. Development utilizing these corridors are required to exact-develop per ACHD.

Proposed Major Collectors:

Floating Feather Road from Munger Road to Can-Ada Road.
Munger Road extending south from Floating Feather to State Street Highway 44.
Floating Feather realignment between Pollard and Palmer.
Palmer Road north of State Street Highway 44 to Beacon Light Road.

Local Streets:

Long established areas of Star have grid-like local streets. The more recently established subdivisions have a greater number of meandering streets and cul-de-sacs. Local Streets such as Knox, Main, and Center may be re-classified as new development encourages increased traffic volumes.

Non-Motorized Pathways:

Recent subdivisions and development agreements have incorporated bike paths, sidewalks and greenbelt paths. Connections between adjoining subdivisions are accomplished when possible per ACHD standards. There has been a minimal attempt to connect some recent subdivisions to the more established portions of Star. However, established non-motorized pathways are essentially non-existent.

Public Mass Transit:

ACHD Commuteride provides mass transit from Star to downtown Boise, Monday – Friday. Riders are provided transportation accommodating arrival time to downtown Boise at approximately 7:30 a.m. and departure at approximately 5:00 p.m. The current monthly charge is \$60.00. ACHD will add additional vans and alternate routes as demands require. The ACHD Commuteride, park and ride lot, is located at the Star Christian Church, at the northeast corner of First Street and Star Road.

School Bus service is provided through the School District 2 (Meridian). The Star Senior Citizen Center offers commuter van transportation to Senior Citizens, the Meals on Wheels program, disabled individuals within the local area, and to the general public for emergencies.

Airport:

The City is not currently served by a public airfield. Residents depend upon the Boise Municipal Airport, located about 15-20 miles away for commercial air travel.

Freight Service:

The area has scheduled freight carrier service, as well as overnight express parcel and mail service available.

Transportation Planning Analysis

COMPASS is responsible for regional transportation planning in Ada County. Destination 2025 is the current plan in effect for Ada County. This long-range plan uses forecast demographics and socioeconomic data to project future traffic needs in Ada County. Destination 2030 will be adopted late 2004.

Future Transportation Projects

Extension of Black Cat/Ten Mile Road, as a minor arterial, to connect with State Highway 16 is proposed in Destination 2025. In addition, Beacon Light Road (as a section line road) is expected to be developed as a rural arterial.

COMPASS has recommended consideration of the following forecast needs.

- Improve the connection to Interstate 84
- Improve the connection to State Highway 55
- Preservation of transportation corridors

Future Conditions

Growth in the Star area has been greater than forecast. Additionally, development of surrounding areas will contribute to increased traffic volume in the area. The increase in traffic originating in Star, as well as through traffic, may increase the demand for more public transportation options – particularly for commuter traffic to Boise. Additionally, the increased traffic volume in the area will increase the demand for alternatives for internal traffic circulation – including paths and trails for pedestrian and bicycle traffic.

Forecast Needs

A Boise River crossing, in addition to Star Road, will likely be needed to address increased capacity requirements for originating the through traffic. In addition, convenient access to I-84 and, potentially, a public mass transit corridor near I-84 will be in demand. Some means of handling through traffic capacity requirements, while preserving Star's downtown (State Street), must be developed.

- An on-street and off-street pathway system is needed to facilitate internal, non-motorized vehicle and pedestrian travel as well as recreational use. Additionally, the pathway system should complement the on-street transportation functions and the COMPASS Ridge to Rivers Plan. The Ridge to Rivers Plan is a comprehensive pathway plan to improve the pathways in Ada County.

Goals and Policies

Goals

To provide a well-planned, efficient, convenient and safe transportation system.

Recommend the extension of State Highway 16 to Black Cat Road and US Highway 20/26 as a minor arterial with I-84 interchanges at Ten Mile and Robinson Road.

Policies

- Support and participate in regional transportation plans.
- Promote minimal access points associated with arterials when approving regulated land uses.
- Identify and preserve major transportation corridors (both current and future).
- Identify collector alignments for the Star area and support development that preserves such alignment.
- Enhance carrying capacity of existing streets through support of alternative transportation modes, ride sharing, and flexible scheduling by employers to reduce commuter peaks.
- Support the development of an energy efficient transportation system.
- Preserve existing neighborhoods in the community by reducing traffic impacts.
- Adopt the COMPASS Ridge to Rivers Pathway Plans.
- Support non-motorized pathways between residential areas and between residential and commercial/institutional areas to reduce short trips and improve access for non-drivers.
- Support development which complements surrounding communities' pathway systems to improve inter-community access for non-drivers.

- Encourage development that benefits from the visual corridor of the principal arterials and provides noise mitigation buffers between residential uses and traffic corridors.

RECREATION, PARKS, OPEN SPACE, AND PATHWAYS

Introduction

The recreation, parks, open space, and pathways component ensures the provision of open and recreational spaces, identifies future facilities, including the goal to develop and enhance the Boise River, river-trails and paths within the City and its impact area.

Background and Existing Conditions

Recreation, parks, open space, and pathways deals with places and facilities for the enjoyable use of leisure time and provisions for attractive open spaces.

Open space is land which is not used for buildings or structures and offers opportunities for parks, recreation, water amenities, greenbelt-river trails and pathways, leisure pursuits and potential economic development. The policies and goals relating to open space will greatly affect the character of Star's area of influence and future.

The City has three City parks. Star has numerous recreational opportunities available within the area. This primarily includes opportunities for self initiated recreation. These are delineated below:

Joint Public School District No. 2:

The School District offers recreational facilities for school and sports related activities and passive, unorganized recreational use at other times. Coordination between the City and School District should be encouraged to continue for the best utilization of the facilities.

Open Space:

Because of the rural nature of Star, both public and private open space has long been abundant and cherished. Future developments will need to be planned carefully to maintain the open appearance.

Senior Center:

The Senior Center, located in Star, offers recreation programs to its seniors.

Boise River:

Star is located within a mile of the Boise River. The river, located to the south of the community, provides for an assortment of activities throughout the year.

Regional Facilities:

Recreational facilities in the surrounding region include:

Eagle Island
Veteran's Memorial Park
Lucky Peak
Boise National Forest
Bogus Basin

Future Conditions

Star residents consider outdoor recreation and open space to be significant factors contributing to the overall quality of life within the area. Growth in and around Star will place additional demands on the City for recreation and park opportunities. Population projections anticipate continuing growth, further necessitating park and recreation planning.

As park and recreation planning occurs, where possible, park facilities should be combined with school playgrounds to maximize their use, reduce operating expenses and improve opportunities for supervision of activities.

Forecast Needs

National park standards suggest a minimum system of parklands with five acres per 1,000 population. The City currently has approximately five acres of City owned parkland. The City currently has one platted subdivision which shall dedicate a five acre developed park within the next six years, and a recorded development agreement for a PUD, which shall dedicate approximately 67 acres of park land to the City for a regional park.

Star has five platted subdivisions which provide approximately four acres of nondedicated developed park/recreation area.

Goals and Policies

Goals

Acquire and develop a system of recreational areas, including parks, pathways, trail ways, greenbelts, open spaces, playgrounds and other recreational areas and programs.

Establish and enhance areas of tree growth that will create beauty, add to a healthy environment and increase economic stability.

Policies

- Encourage the development of City parks and recreational areas for the enjoyment of all residents.

- Provide accessible recreational opportunities for disabled, handicapped and other segments of the community with special needs in accordance with the Americans with Disabilities Act.
- Involve volunteers and other support groups in coordinating and implementing recreational programming.
- Make sure all facilities meet general safety standards.
- Seek funds to improve and maintain all recreational facilities.
- Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- Encourage the development of parks and recreational programs which meet the different needs, interests and age levels of our citizens residing in both the rural and urban areas. Support the identification of park sites sufficiently in advance of development to keep costs down and create funding for ongoing maintenance.
- Set aside for perpetual public enjoyment an adequate amount of open space such as Natural River frontage, greenbelt-river trail, creeks, drainage ways, buffers, floodplains, wooded areas and viewpoints.
- Support development of the Boise River greenbelt.
- Developers shall be encouraged to dedicate and develop recreational areas.
- When deemed necessary, the City shall allow density transfers where urban development parcels lie partially in areas that are unsuitable for development.
- Encourage development of a bike path and pedestrian system, which would connect parks, schools, and recreation, open space areas and neighborhoods.
- Encourage that open space should be utilized to:
 - Protect the finite resource base of Star's environment: air, water, soil, surface waters, forested areas, plant and wildlife habitats, agricultural areas, and aquifer recharge and watershed areas.
 - Protect against hazards that are inherent to floodplains, steep slopes, areas of geological instability, and to preserve the natural lay of the land.
 - Protect such unique environment areas as historical, geological and archaeological sites and monuments, and important views, vistas and panoramas.
 - Provide an open space setting for active and passive recreation.
- Create an urban forest that will help reduce air and noise pollution, conserve water and reduce soil erosion, assist in modifying the local climate, increase property values and improve Star's economy by providing a pleasant and more comfortable place to shop and live.
 - Encourage economic growth by establishing a more inviting atmosphere for locations of business.
 - Maintain a Parks committee with at least one City official to perpetuate the plan.

- o Adopt an ordinance to provide for the future care and maintenance of the trees. Establish a guideline of types and sizes of trees to be planted.
- o Establish an inventory plan to keep track of tree location, age, and desirable planting locations.
- o Establish a recommended maintenance program.
- o Provide a plan to plant 300 or more trees over the years in the downtown core area, in our City parks and along residential streets. The plan should be implemented in several phases over a period of time.

SPECIAL AREAS OR SITES

Introduction

This section should be considered a living document to be updated as new historical, cultural, archeological, ecological, wildlife, or scenic sites are discovered. It is right and fitting to specify special areas or sites and to identify locations which have historical, archeological, ecological, wildlife or scenic significance in this Plan.

Background and Existing Conditions

Historical

The first inhabitants of the Star area were Native Americans. The Bannock and Nez Pierce tribes populated the land. Their way of life helped preserve much of the native beauty and wildlife still enjoyed. White settlers, in search of new homes made their way West on the Oregon Trail, which wound its way through the area. Early settlers inhabited the land surrounding the Boise River. The area is still home to many families of the early settlers.

The Star area possesses four non-residential sites deemed of historical significance in historical surveys. An interurban railway depot, a roadhouse/tavern, a grange hall, and a church offer elements worthy of historical preservation. These areas could easily become interpretive learning centers, community gathering places, parks, or other valuable assets to the community, while serving as a reminder of our history.

In addition, the predominantly residential and agricultural history of Star has resulted in several residential structures and outbuildings, which exemplify the Folk and Nation design of the late 19th, or early 20th century. Many structures, which exhibit the working-class roots of Star, such as the Gable, Four Square, and Craftsman styles, are candidates for historic preservation. In addition, a small number of homes, which display High Style, turn of the century architecture warrant preservation consideration. A 1998 historical survey identified 64 residential structures that could contribute to a National Register of Historic Places in the Star area; 17 of these sites were eligible for listing on the National Register.

Archeological

In addition to the historical sites identified above, a religious revival meeting area known as the Quaker Revival Grounds are found in the Star area. The grounds exist in a park-like area. Remnants of the grounds indicate the area has, potentially, archeological significance. Additional documentation and investigation may be required to ascertain the level of significance provided by this area.

Ecological, Wildlife, and Scenic

The Boise River offers several elements of ecological, wildlife, and scenic significance. A particular element, the Black Cottonwood Forest, provides a unique community of trees, shrubs, and herbaceous vegetation. Only 0.2% of Idaho land area is occupied by riparian cottonwood habitat. The U.S. Fish and Wildlife Service ranked the Black Cottonwood Forest as the fourth most important habitat in the state (also ranked as the fourth most inadequately protected habitat in the state).

Also, the general riparian ecosystem (the area located between aquatic and terrestrial environments characterized by plant and animal species that require or tolerate free water conditions) of the Boise River offers important habitat for as many as 22 common plant species, 7 rare plant species, 48 hydrophytic species, and 50 nonhydrophytic species. The abundant fish and wildlife, which inhabit the Boise River ecosystem, offer a tremendous asset to Star. In particular, the ecosystem provides a significant benefit for the Bald Eagle and the Great Blue Heron.

Goals and Policies

Goals

Make a continuous effort to identify special areas, which enhance the historical, archeological, ecological, wildlife, and scenic significance of Star. These efforts shall include support and participation in the Ada County Historic Preservation Council, Idaho State Historical Certified Local Government Program, and participation in Boise River preservation activities.

Cooperate with agencies and individuals whose efforts preserve or restore identified special areas. Some cooperative efforts may include incentives for development to preserve the historical or cultural sites in the area.

Prevent adverse impact on special areas as a result of future use of the area, including review of proposed development projects to determine impacts, if any, on any unique or special areas. Encourage assistance in developing processes to avoid or minimize negative impacts to the sites.

Policies

- Encourage the development of existing, nonresidential sites, identified as historic, into parks, museums, or other appropriate public use.

- Discourage development or use of nonresidential historical sites, which would destroy the unique aspects of the site.
- Encourage the maintenance and restoration of existing residential structures to provide for national historical registry including providing information regarding assistance in obtaining registry for identified historical residences.
- Encourage the development of a buffer, which ensures the unique habitat, existing wildlife, and scenic value of the Boise River ecosystem is preserved.
- Encourage activities and events, which preserve the heritage and historical significance of the Star area.
- Encourage awareness of the unique features of the area through public exhibitions and celebrations.
- Encourage the protection of natural and man-made waterways to preserve the natural resource and recreational value.
- Encourage the development of processes to protect and maintain soil, water, air and other natural resources.
- Encourage the conservation and efficient management of all special areas and sites.
- Encourage the preservation of existing trees and natural vegetation wherever practical.
- Encourage the establishment of appropriate landscaping plans in all new developments.
- Encourage the City to develop a procedure for developers to prepare and submit an environmental assessment, and any such additional reports as the City may from time to time require, for any development of a principal use on vacant land within an area impacting a special area or site.
- Encourage and support the establishment of special zoning classifications as a means to help manage and preserve the qualities, resources and assets of special areas.

HOUSING

Introduction

The housing component identifies housing needs and plans for improvement of housing standards, and safe, sanitary, adequate and affordable housing.

Background and Existing Conditions

According to COMPASS records, in 1990, the City had 271 households with a population of 648 persons. Since that time an estimated 350 additional residential building permits have been issued in Star, increasing the total number of households to approximately 892. The 2004 Ada County Assessor's Office records reported a residential parcel count of 1,289. The majority of the households are represented by single-family homes or manufactured/mobile homes. There are very few multi-family dwellings in Star at this time. Since 1990 the average house value has increased by 25%. The assessed valuation has been an average of a 14% increase during the

same time period. In 2004, the Ada County Assessor's Office indicated the total City market value had increased 25.38% from 2003 to 2004 and that the total City taxable value had increased 30.94% from 2003 to 2004. Local realtors estimate that, since 1990, lot costs have increased as much as four times in value.

Star has been impacted by growth from Boise, Eagle, Meridian, Nampa, Caldwell, and Middleton. As growth continues, it brings with it the need for more community services and housing.

The City considers manufactured homes, meeting certain construction and siting criteria as allowed by the State, to be the same as a single stick built family home and allowed in all areas where single-family housing is allowed.

Currently, agricultural land converted to residential use represents the largest land use transition in the City Comprehensive Land Use Plan.

The City has adopted the International Building Code, and a contract Building Inspector performs the inspections.

Future Conditions

Housing conditions reflect the stability of the community tax base and are also directly related to the income characteristics of the population. Some characteristics of Star and its impact area are related to the agricultural, rural transitional, and residential uses. Balancing these characteristics is the primary goal.

Development standards for housing outside of the City limits should encourage clustering and other methods to maximize and protect the agricultural uses of the land. Preferably, housing and commercial uses should be directed to land within the City limits in accordance with the Comprehensive Plan or to appropriate, designated areas in the area of impact considered marginal for agricultural use.

Goals and Policies

Goal

To allow for a wide range of housing options for City residents with respect to cost and type while protecting existing property values and maintaining high standards of construction safety and aesthetics.

Policies

- Providing opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units shall be encouraged for all income groups.
- Support the development of multi-family housing as a transition between single-family housing and adjacent commercial and limited office districts.

- Support the development of high-density housing for all income groups that are close to transportation, employment, shopping and recreation areas.
- Housing will be in compliance with local building codes.
- To create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex or national origin and income level.

COMMUNITY DESIGN

Introduction

Community design is the framework under which a community is developed in order that a general mood or theme is established and maintained.

Background and Existing Conditions

Elements of the Star community design include (a) a rural transitional community with a central business district which functions as the hub of the community; (b) the Boise River and its floodplain establishing a natural open space area complete with wildlife, trees and recreation opportunities; (c) the rolling hills north of the river as an attractive terrace; and (d) a network of canals which crisscross the community.

Presently the dominant features within the Star Area, i.e., floodplain, canal system, etc., are undeveloped and provide development potential. As Star grows, it will be a challenge for the community to maintain its rural identity using these elements as the basis for community design.

Another aspect of community design deals with the more specific topic of design review that encompasses building design, commercial signing, landscaping and other aesthetic considerations for a new development to maintain a rural identity.

Future Conditions

The development review process in Star involves these major elements:

- Concise development application procedures for uniform administration.
- Updated site development standards within the Zoning and Development Ordinance.
- Staff evaluation of development requests with review of ordinance design standards.
- Public review of proposed development at public hearings.
- Detailed review of proposed development with respect to the Comprehensive Plan by City Council members.
- Modification, additions and conditions placed upon development proposals as a result of the public hearings and City officials' review process.

- Issuance of zoning certificate and/or building permits after staff evaluation of compliance with approval criteria and ordinance standards.
- Modifications to the site development procedures and implementing ordinances, as necessary, which reflect community values and public involvement.

Goals and Policies

Goal

To encourage the development of an aesthetically pleasing community

Policies

- To establish and maintain a development pattern and design criteria in keeping with the rural transitional identity of Star. This includes growth within the impact area.
- The design of the Commercial Zones, consisting largely of government, commercial, manufacturing areas, and community buildings shall conform to City ordinances.
- The floodway shall be reserved in a natural state such as a greenbelt, wildlife habitat, open space recreational area and for agricultural uses.
- The City shall set forth criteria for building design, landscaping, signage and other aesthetic standards. Development along State Street within the impact area and outside the City limits shall be required to comply with the City ordinances.
- New residential, commercial and industrial development shall be required to meet minimum design standards as specified by City ordinances.
- The integration of historic structures should be encouraged within new developments.
- Buffer and Transition zones shall be developed between conflicting types of land use.
- The Area of City Impact as defined by the Land Use Designation Map is established as the prime urban development area of the City and impact area. Development shall be allowed in the area as utilities become available.
- The Community design shall adhere to the Policies of the Public Services Facilities and Utilities section of this Plan.
- It shall be the policy of the City that all facilities shall be accessible and all programs and activities shall be available to all qualified persons with physical disabilities.
- To comply with federal law, the City shall undertake an evaluation of its programs, conducted in consultation with citizen groups involving persons with disabilities, to enable them to exist and work with community groups to eliminate barriers to those with disabilities.
- The City shall, where building modifications are required, develop and implement a transition plan for the timely elimination of structural barriers to citizens with disabilities.

- The City shall establish a community forestry plan in accordance with the Recreation, Open Spaces component of this plan.

IMPLEMENTATION

The City Comprehensive Plan reflects a 15-20 year time horizon. This extended planning period allows adequate time to implement new policies, ordinances, land use guides, transportation systems, facility plans and capital improvement plans. Appropriate ordinances, policies, guides and plans are the key to the ultimate success to the City Comprehensive Plan.

Realization of this Plan rests in the implementation of the stated goals and policies. There are several important planning tools that will assist the City's implementation of the goals and policies. This section discusses the available tools and implementation policies.

Ada County City Area of Impact Agreement

This joint agreement bestows the City a measure of influence regarding land use and development surrounding the City and in its area of impact. Further, the agreement strengthens the partnership between the City and Ada County in appropriately planning a successful Star area future.

City of Star Zoning Ordinance

The policies of the Comprehensive Plan establish a framework for the Zoning Ordinance for the City. The ordinances establish the conditions under which land may be used to create a sustainable, community-friendly land use development pattern. The goals of the Zoning Ordinance are to create walkable neighborhoods, a central business district, and integration of different, yet compatible land uses at a neighborhood and community level. The zoning concepts are committed to the ideals of strong citizen participation, affordable housing, and social and economic diversity. Existing uses of land and buildings are permitted to continue, even when they are not in conformance with the ordinance and associated land use policies.

City of Star Subdivision Ordinance

Subdivision regulations are contained in the City of Star Subdivision Ordinance. Subdivision regulations establish the standards for the subdivision of property and protection of prospective landowners by ensuring that the subdivided land has access to public streets, adequate facilities and utilities, and access to public services such as schools, parks, sidewalks, and pathways. This ordinance ensures that subdivisions will be an asset rather than a liability to the community. Further, the ordinance assures the subdivision will conform to land use goals for the area.

Community Involvement

Citizen involvement and support is a very important tool in implementing the Comprehensive Plan. This commitment to public involvement has been apparent in the development of the Comprehensive Plan. The public should always be aware of and involved in all the City's planning efforts and decisions. The City's decision-making processes must include citizen

involvement. All Star citizens are encouraged to contact City leaders to continue the implementation of the goals and policies of this Comprehensive Plan and land use ordinances.

The recommendations in this plan are not unalterable commitments and restrictions, but rather, are the best forecast and directions at a given point in time. It is recommended that this Comprehensive Plan be reviewed biannually to reaffirm or, if necessary, update the Plan to fit the needs and opportunities of the community. Citizens must be an integral part of this review/update process.

Other Plans

No specific timetables have been established for the institution of other plans. These plans are necessary for the success of the Comprehensive Plan and will be necessary as land development projects arise. These plans include:

School District School Development Master Plan
Parks, Recreation and Open Space Master Plan
City Capital Improvements Plan

Long Range Transportation Plan (Destination 2030)
Star Tree Plan

City of Star Continuous Planning Programs

The City will take these actions to help implement the Comprehensive Plan and encourage citizen participation in community development:

1. Coordinate local plans with the regional planning efforts of Ada County, Canyon County, and area cities.
2. Review and monitor land uses in the area.
3. Evaluate the municipal costs and benefits as related to land uses.
4. Provide information regarding environmental issues and hazard areas to community citizens.
5. Encourage quality commercial development in commercial land use areas.
6. Support and encourage the development of parks and recreation centers.
7. Investigate alternative municipal administrative approaches to reduce tax burdens and streamline government costs.
8. Support committees or special commissions to address community development issues such as, but not limited to, transportation, parks and recreation, economic development, and neighborhood committees.

Amending the Plan

Changing conditions may result in a need for amendments and changes to the City of Star Comprehensive Plan. The Land Use Planning Act provides for amendment to the

Comprehensive Plan. The City Council or any group or person may petition the City Council for a plan amendment at any time.

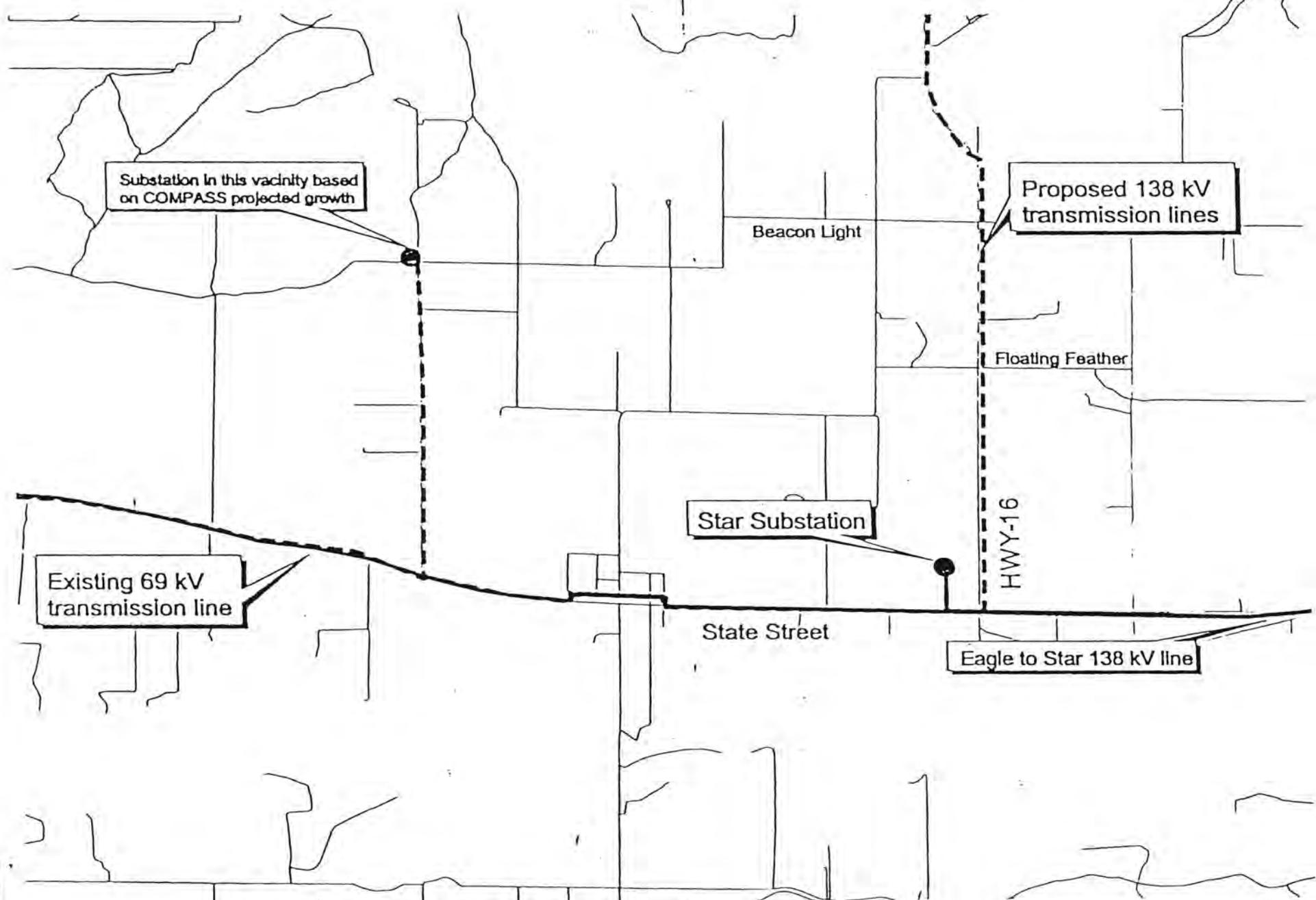
Potential impacts of changing conditions in the impact area should be carefully monitored by the City and the citizens. If the City Council determines that changing conditions are significant to the Comprehensive Plan, amendments to the Plan may be proposed. Changes to the Comprehensive Plan land use map may not be proposed more often than every six months.

The following procedures will be used to amend the Comprehensive Plan:

1. An application to amend the Comprehensive Plan may be filed with the City at any time.
2. The application must contain the following information:
 - a. specific definition of the change requested;
 - b. specific information on all properties involved;
 - c. condition or situation which warrants a change;
 - d. the public need for and benefit from the change;
 - e. documentation that no other solutions to the issue are possible or reasonable;
 - f. any future development plans for the land involved; and
 - g. other data and information needed by the City to fully evaluate the proposal.

Policies

- Update the zoning and land use ordinances to be in conformance with the adopted Comprehensive Plan.
- Charge the City Council as the responsible party for appointing an oversight committee to review the implementation actions of the Comprehensive Plan.
- Charge the City Council as the responsible party for appointing a review committee or review of the Comprehensive Plan at least once every two years.
- Require that the Comprehensive Plan be reviewed when land use decisions dictate and include public hearings on the proposed Plan changes.
- Conduct work sessions with Ada County as needed to coordinate planning policies in the City impact area.



Substation in this vicinity based on COMPASS projected growth

Proposed 138 kV transmission lines

Beacon Light

Floating Feather

Star Substation

HWY-16

Existing 69 kV transmission line

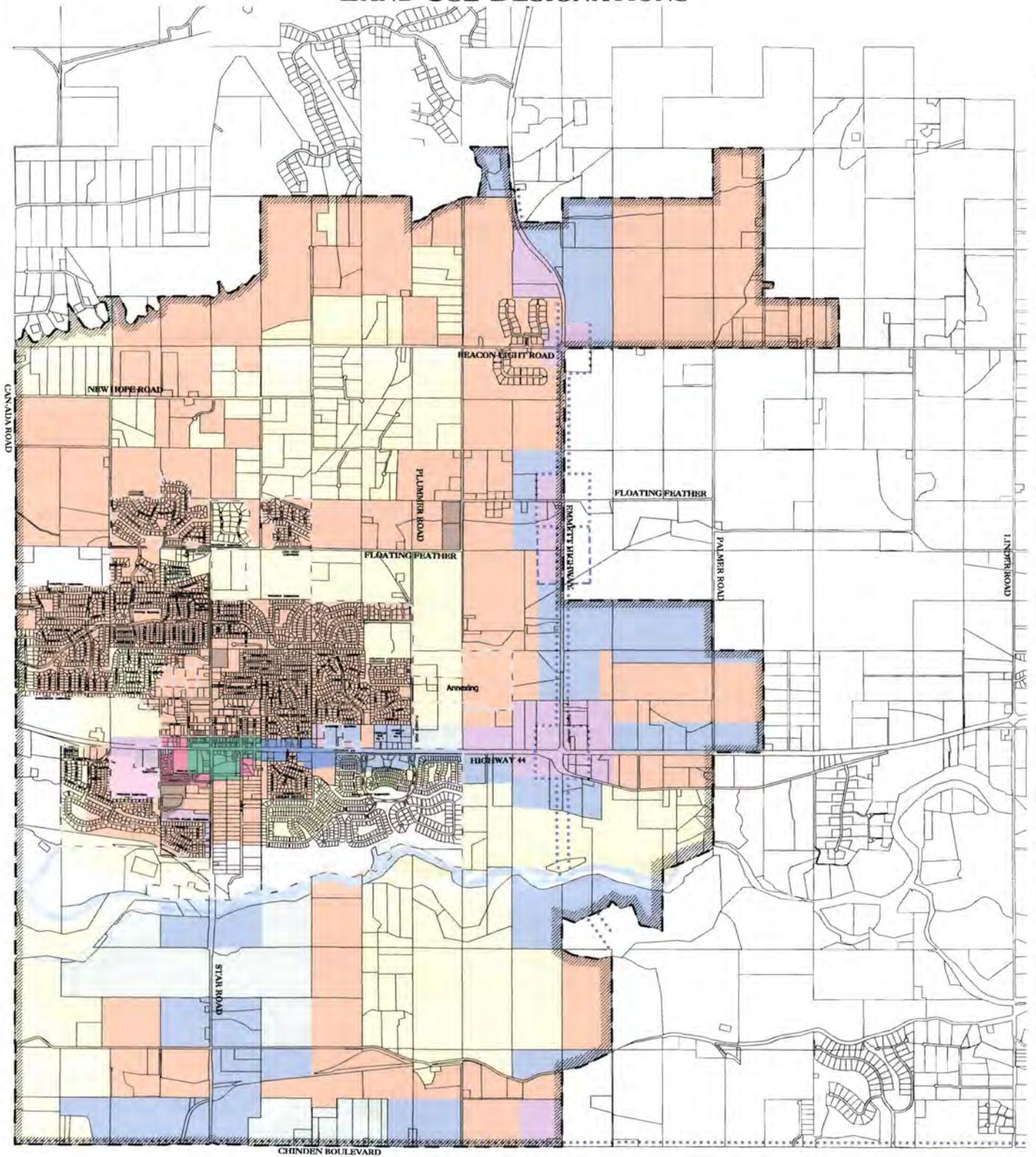
State Street

Eagle to Star 138 kV line

City of Star, Idaho

AMENDED AREA OF IMPACT

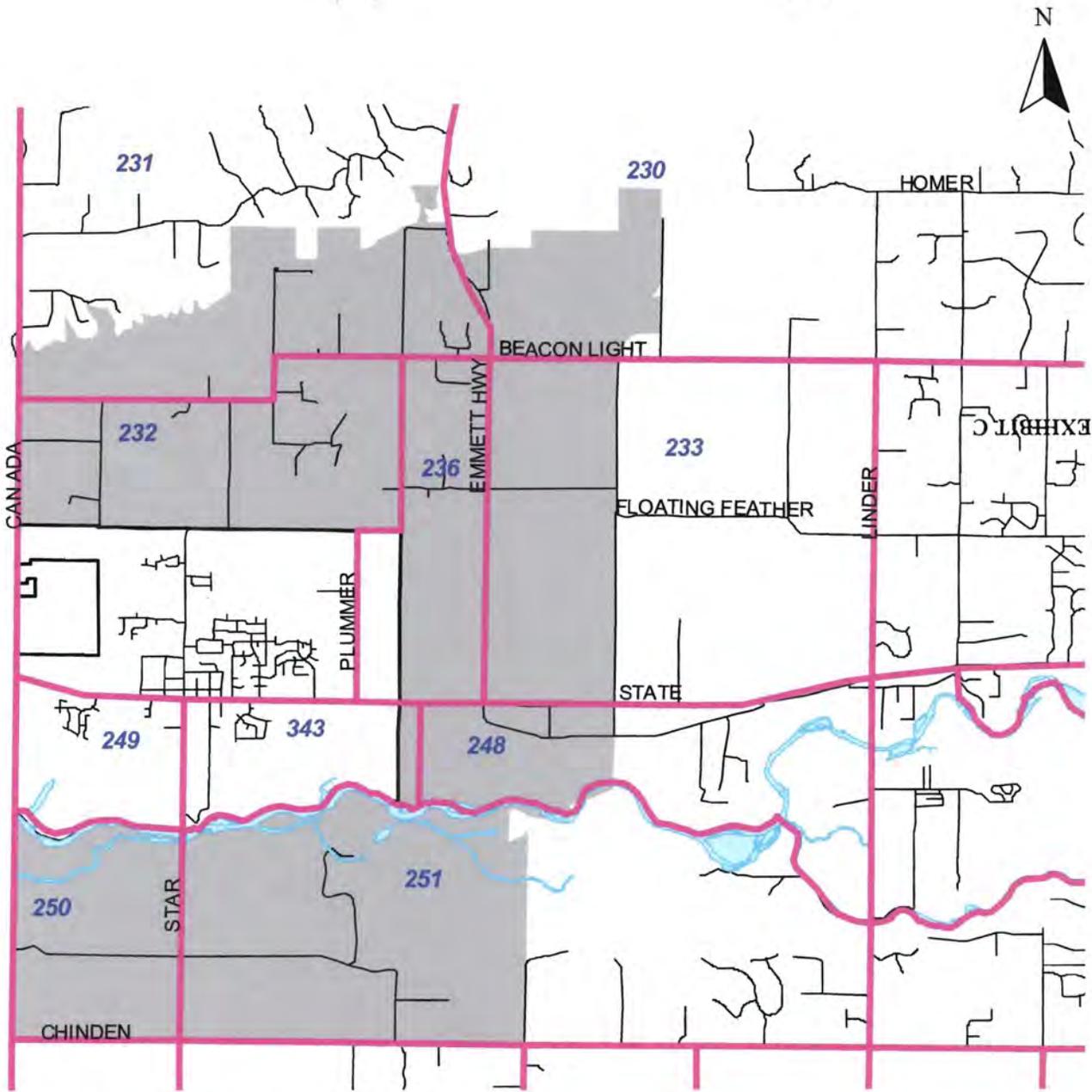
LAND USE DESIGNATIONS



LEGEND

- | | | |
|------------------------------|------------------|-----------------------|
| Referral Area | CBD | Area of Impact |
| Very Low Density Residential | Limited Office | Existing City Limits |
| Low Density Residential | Public | Proposed ITD Corridor |
| Medium Density Residential | Light Industrial | |
| High Density Residential | Multiple Use 1 | |
| Commercial | Multiple Use 2 | |

EXHIBIT 'A'



2030 Trend Demographics by TAZ

Taz	Population	Households	Retail	Non_retail
230	3864	1287	29	189
231	618	238	3	44
232	3792	1446	21	500
233	14689	6020	69	89
236	521	193	195	212
248	6128	2560	41	78
249	943	362	118	355
250	3448	1362	9	164
251	14420	4632	124	136
343	1662	656	237	302