



## **STAR CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 4, 2021

7:00 PM

**Agenda Item 1) CALL TO ORDER** – Mayor Chadwick called the meeting to order at 7:00pm

**Agenda Item 2) INVOCATION** – Jacob King with Eagle Christian Church led the invocation.

**Agenda Item 3) ROLL CALL** – Present were Mayor Trevor Chadwick, Council President David Hershey, Council Members; Michael Keyes, Jennifer Salmonsens and Kevin Nielsen. Staff present were City Attorney Chris Yorgason, Public Information Officer Dana Partridge, City Planner Shawn Nickel, Assistant City Planner Ryan Field, City Clerk / Treasurer Jacob Qualls and Deputy Clerk Meredith Hudson.

### **Agenda Item 4) CONSENT AGENDA (ACTION ITEM)**

- Councilmember Hershey moved to approve the consent agenda with the removal of Item 4A Approval of Claims provided and Item 4B Minutes. Councilmember Salmonsens seconded the motion. Salmonsens asked if there needed to be a discussion on the acceptance of future park property near Trident Ridge. Hershey moved to amend his motion to include moving 4Ci to Action Items, with City Attorney Chris Yorgason's approval. Voice vote indicated Hershey, Salmonsens and Nielsen signifying aye. Keyes abstained from voting. Motion carried.

### **Agenda Item 5) PUBLIC HEARINGS & ACTION ITEMS**

#### **A) PUBLIC HEARING: East Star River Ranch Subdivision Rezone, Development Agreement Preliminary Plat, Conditional Use Permit and Private Street (RZ-20-12/DA-20-28/PP-21-03/CU-21-01/PR-21-02)**

- Councilmember Keyes moved to table the East Star River Ranch Subdivision Rezone, Development Agreement, Preliminary Plat, Conditional Use Permit and Private Street Public Hearing to June 15, 2021. Councilmember Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.

#### **B) PUBLIC HEARING: Landyn Village Subdivision Annexation, Development Agreement, Preliminary Plat, Planned Unit Development and Private Street (AZ-20-04/DA-21-14/PP-20-04/PUD-20-03/PR-21-07)**

- Councilmember Keyes amended his previous motion to table the Landyn Village Subdivision Annexation, Development Agreement, Preliminary Plat, Planned Unit Development and Private Street Public Hearing to June 15, 2021. Councilmember Hershey seconded the amended motion. Voice vote indicated all members present signifying aye. Motion carried.

#### **D) PUBLIC HEARING: Loran Estates Subdivision Annexation, Development Agreement, Short Plat and Private Street (AZ-21-02/DA-21-03/SP-21-01/PR-21-03)**

Mayor Chadwick opened the public hearing at 7:06 p.m. All Elected Officials reported they had no ex parte contact.



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### **Applicant Representative Nate Mitchell 1470 N Rook Way, Star, ID 83669**

Mr. Mitchell gave a short overview of the project. Property owners Gary & Kathy Olsen are looking to subdivide the property and applicants are proposing a private road. They are requesting to waive the paving requirement and landscaping on the frontage road, as the homeowners/applicants do not want to disturb the established vegetation, however, A 30-foot ingress and egress from CanAda would be paved. Councilmember Keyes asked about the owner's request to waive open space requirement. Mitchell indicated that the property has a pond and recreation area and could provide access to the area for the other lot owners. Keyes asked about the request to contribute to the highway trust fund in lieu of paying an impact fee that is equal to the proportionate share amount and asked the applicant to consider asphaltting the entire drive. Mitchell indicated the applicant would prefer to keep it gravel. Keyes asked if applicant would consider conditions that lots 1, 2, & 3 could not be further subdivided. Mitchell agreed to not subdivide those lots but requested the option to subdivide the entire property in the future. City Planner Shawn Nickel stated as part of the Final Plat, the property could not be subdivided. Mitchell requested a condition that it cannot be subdivided without coming to the council for approval. Councilmember Nielsen asked for clarification on the dirt road. Mitchell stated that city code allows for a variety of dustless surface options including the one proposed by the applicant.

### **PUBLIC TESTIMONY**

#### **Mark Chron 6808 Saddleman Ranch Ct, Star, ID 83669**

Mr. Chron likes the rural aspect of the project. He asked about the vision of Star. He sees a lot of farms being sold and developed and believes the City of Star is not looking after its citizens who want a rural community. Chron purchased five acres of rural space and wants Star to stay rural. Nielsen referred to the Comprehensive Plan and how it was developed with the input of over 1,000 people and reminded Chron that the city is not the one requesting annexations and developments.

Mayor Chadwick offered his business card to Chron and suggested a private conversation with him.

#### **Applicant Representative Nate Mitchell 1470 N Rook Way, Star, ID 83669**

Rebuttal: Mitchell confirmed that the application before the council would not change the five rural acres that Chron purchased.

Mayor Chadwick closed the public hearing at 7:28 p.m. and moved to council deliberations.

- Councilmember Keyes moved to approve with the following conditions: Waive additional landscaping requirement and accept existing landscaping as sufficient, waive the open space requirement, payment to be made to road trust fund in accordance with applicant's agreement with CHD4, and applicant to pay ACHD impact fees as they currently exist. Councilmember Hershey added a requirement for additional lots to have access to the pond. Keyes amended his motion. Nickel requested that Keyes amend his motion to included block length waiver. Keyes amended his motion. Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion Carried.



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### **D) PUBLIC HEARING: Greyloch Cabinetry Conditional Use Permit Modification for Height Exception (CUP- 20-04 MOD)**

Mayor Chadwick opened the public hearing at 7:31 p.m. All Elected Officials reported they had no ex parte contact.

#### **Applicant Representative Glen Robbinette 3742 E. Park Center Blvd, Boise, ID 83716**

The applicant was requesting a variance on 35' height limit to 45' due to the size of the equipment needed in the new cabinetry facility.

### **PUBLIC TESTIMONY**

#### **Nate Mitchell 1470 N Rook Way, Star, ID 83669**

Mr. Mitchell likes idea of having a cabinet shop of this caliber bringing nationwide income to the city. Any concerns regarding the request for height variance can be mitigated with landscaping. The location setback and behind storage facility should also make the variance a non-issue. Mitchell encouraged council to approve.

Mayor Chadwick closed the public hearing at 7:34 p.m. and moved to council deliberations.

- Councilmember Nielsen moved to approve the request for height variance. Councilmember Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion Carried.

### **E) Trident Ridge Subdivision Final Plat Discussion (Moved from Consent Agenda)**

Councilmember Salmonsens questioned what phase of the project the developer would be deeding over the land intended for public open space. Shawn Nickel confirmed that it is to be deeded over to the city during the current phase, phase five. Nickel and Mayor Chadwick met with the developer regarding concerns the developer had with the irrigation district and the neighboring property to the north. It was agreed at the meeting that city is in a better position to negotiate with the irrigation district, neighbors, and fire district in getting a bridge across irrigation ditch and will work on this. The developer will still be responsible for parking in the cul-de-sac. Once the city receives the deed and \$60,000, the developer will be released from conditions and the city can move forward with improvements. Mayor Chadwick said that Star Sewer and Water had plans for the area and could help facilitate the bridge.

- Councilmember Keyes moved to approve the Final Plat from the Consent Agenda. Councilmember Salmonsens seconded the motion. Voice vote indicated all members present signifying aye. Motion Carried.

### **F) Area of Impact Committee of Nine**

Per Idaho Code 67-6526, Mayor Chadwick, Shawn Nickel and Jacob Qualls met with Canyon County commissioners and agreed to put together a committee of nine, comprised of the Mayor and two council members. Councilmember Keyes and Councilmember Nielsen volunteered.



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- Councilmember Keyes moved to approve the appointments. Councilmember Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion Carried.

### **G) Senior Center Mural**

Councilmember Salmonsens reported on the Parks, Art and Beautification Committee's proposed mural on the north side wall of the Star Senior Center Building. Local artist Mary Ann Fraser described the project and requirements. The mural would be titled "Star Takes Flight" and is designed to be interactive. The project would be done in phases, and she requested resources including a water source, storage for large ladder, paints, and scaffolding or cherry picker. Councilmember Nielsen expressed concerns about providing resources because the city doesn't own the building and Salmonsens confirmed that the Board of Senior Center has approved the project. The goal of the project is to bring some public art to the city. Fraser asked about city insurance coverage for the project and Mayor Chadwick said the City Clerk would look into what was required. Councilmember Keyes expressed concern about using city funds to pay for a mural on a building that the city does not own and suggested a licensing agreement. City Attorney Chris Yorgason acknowledged an agreement with Star Senior Center could be appropriate. There was discussion regarding durability of the mural.

- Councilmember Hershey moved to approve with conditions; work with city staff on any insurance and indemnification needs, approve \$7,500 bid with additional allowance for any paint for preparing surface, scaffolding, ensure agreement with building owner, and an agreement to pay for artist to repair in the event of any defacing. Councilmember Keyes seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.

### **H) Flood Plain Ordinance (336)**

**Presenter Ryan Morgan Keller & Associates 131 SW 1<sup>st</sup> Street, Meridian, ID 83642**

The city currently has two flood plain ordinances which need to be updated by repealing the old version and replacing with the newest ordinance. The old ordinance had City Clerk listed as Flood Plain Manager and was for Ada County only. The new ordinance allows the Mayor to appoint a Flood Plain Manager and includes Canyon County as well. Councilmember Keyes asked if there was a process for the Mayor to appoint a Flood Plain Manager. Chris Yorgason stated it does not need to be a formal resolution and explained that FEMA has reviewed and approved the new ordinance with language allowing the Mayor to appoint. Keyes questioned a blank in section 10-1-5. Morgan confirmed that the blank was intentional.

- Councilmember Hershey moved to dispense with the rules. Councilmember Keyes seconded the motion. Roll call vote indicated all members present signifying aye. Motion Carried.
- Councilmember Keyes moved to approve Flood Plain Ordinance 336. Councilmember Salmonsens seconded the motion. Roll call vote indicated all members present signifying aye. Motion Carried.

### **I and J) Pavilion Dog Park & Blake Park Upgrades**

**Presenter Ryan Morgan Keller & Associates 131 SW 1<sup>st</sup> Street, Meridian, ID 83642**

Mr. Morgan noted that Hunter's Creek Sports Complex repairs and improvements are nearing completion. Morgan addressed the main concerns and improvements at Blake Haven, including more concrete pathways



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that are ADA compliant, the flooding in the parking, installing below grade drainage and putting a pathway around the perimeter of the park. Mayor Chadwick asked about adding an alternate to make a connection to the existing pathway in the south neighborhood contingent upon approval from the neighborhood. He noted that the bid was an estimate and could change due to fluctuating prices and availability of construction materials.

Morgan also presented the plan and design for the Pavilion dog park. The construction drawings are approved, and it will be paved in the next couple of months. The design includes a large dog area and a small dog area, features a double gate system, includes various amenities for dogs, and is designed to look like a dog paw print from an aerial view. There was discussion regarding cost and materials. Mayor Chadwick said the city had received a \$5,000 grant for amenities and the park would be paid for with park impact fees as part of the city's capital improvements plan.

- Councilmember Keyes made a motion to approve the bidding documents, Councilmember Nielsen seconded the motion. Councilmember Salmonsens requested that a condition be added to include the pathway connection. Keyes stated that his motion included that condition. Voice vote indicated all members presented signifying aye. Motion carried.

### **Agenda Item 6) REPORTS**

Councilmember Nielsen – He reported on the tour of the Ada County jail. He was impressed with the operation and adaptations made since COVID, how they are taking care of the inmate population and thanked Star Police and Chief Vogt for organizing the tour. Nielsen expressed concern about illegal parking on Floating Feather at Hunter's Creek Sports Complex. He feels it is a public safety issue and would like to see greater enforcement of the "No Parking" signs.

Councilmember Salmonsens – She mentioned an upcoming Parks, Art and Beautification meeting on the 24th. She attended the Association of Idaho Cities training. The Air Quality Board meeting was canceled this month.

Councilmember Keyes - He acknowledged the citizens who were in attendance and thanked them for being there. Keyes also enjoyed the Ada County jail and the 911 facility tour. He was impressed with the advanced technology and thanked Chief Vogt. The South of the River Open Houses were well attended and had good feedback and input. The Transportation Committee has been working on the Impact Fees package and should have something to present soon. Keyes participated in the Kevin Miller Radio show at the River House with Mayor Chadwick. Keyes asked the Mayor for an update on the status of crosswalk flags. Keyes is working with Star Elementary School Principal, Carla Karnes to preserve three historical arches from the 1912 gym and mount them at the school, Hunter's Creek Park, and the River House. There are also some concrete stars from the original 1912 high school that will be displayed for historical recognition.

Councilmember Hershey – He also attended the Ada County Jail facility tour. The Historical Committee had their first meeting and discussed getting a larger facility for the Star Outreach Food Bank and using the current Outreach building as a City Museum. Hershey thanked Mayor Chadwick for plugging the Food Bank in the radio session. He met with Solid Waste Advisory Committee, and has an upcoming meeting with the Fire Department.





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Mayor Chadwick – He noted that the city takes in \$2,050 in park impact fees for every home built in Star and those fees now total 2.2 million and are used for capital improvements. The South of the River Open Houses were a success and were well attended. He hopes to adopt the South of the River Plan on the June 1 meeting and Architectural Overlay District on the June 15 meeting. May 22nd will be the Star Police Fishing Derby, Star Garden Tour, Farmer's Market and Fly-Fishing Class. The Mayor thanked City staff for their hard work and acknowledged the limited staff. He talked about the project that Principal Carla Karnes is working on with Councilmember Keyes to preserve elements of Star's history. The Mayor mentioned the tour of the Ada County Jail and 911 facilities and commended the 911 operators for their professionalism as first responders. He will follow up on getting flags for the crosswalks.

Jacob Qualls – He mentioned that the city audit is next week. Qualls reported that the City had hired Cindy Tinker as a full-time employee in the Building Department and acknowledged staff members Meredith Hudson and Barbara Norgrove having employment anniversaries.

Shawn Nickels – He reported that many applications are in the pipeline and we may need to add an additional meeting to catch up with applications due to the backlog at ITD and ACHD. He suggested June 8<sup>th</sup> or June 29<sup>th</sup> with an option to add a third meeting date. August 3rd will be the budget hearing and we are currently booked through November with public hearings.

Police Chief Jake Vogt – He arrived late to meeting due to his attendance at CASA Vocational School Meeting and shared about the program. Vogt thanked Councilmember Nielsen for bringing up parking on Floating Feather and will work on patrolling. He gave special recognition to Deputy Henderson for organizing the Star Police Fishing Derby. He provided Mayor with budget numbers that include addition of two deputies and one vehicle. He has a meeting planned with Canyon County Prosecutors Office to go over contract and logistics.

### **Agenda Item 7) ADJOURNMENT**

Meeting adjourned at 8:49pm.

A blue ink signature of Trevor A Chadwick, Mayor, written over a horizontal line.

Trevor A Chadwick, Mayor

ATTEST: A blue ink signature of Jacob M Qualls, City Clerk / Treasurer, written over a horizontal line.

Jacob M Qualls, City Clerk / Treasurer

