



STAR CITY COUNCIL SPECIAL MEETING MINUTES

December 8, 2020

1. CALL TO ORDER:

The special meeting of the Star City Council was held on Tuesday, December 8, 2020 at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order at 7:00 pm and all stood for the Pledge of Allegiance.

2. INVOCATION: Larry Osborn, LifeSpring Christian Church

3. ROLL CALL:

Council Present: David Hershey, Michael Keyes, Jennifer Salmonsens, Kevin Nielsen.

Council Absent: None

4. APPROVAL OF THE AGENDA:

Keyes moved to approve the agenda. Hershey seconded the motion.

VOTE: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

5. CBD ARCHITECTURAL GUIDELINES/OVERLAY:

Logan Simpson provided a proposal to continue their work with the South of the River Project into the Central Business District. Keyes moved to approve the proposal. Salmonsens seconded the motion.

VOTE: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

6. PUBLIC HEARING – Star Comprehensive Plan:

Continued from tabled public hearing on November 17.

Planning Director & Zoning Administrator, Shawn Nickel briefly went through the highlights of the comprehensive plan changes, having discussions and clarifications with the Council. Keyes explained a matrix he created regarding transition density in general and transition density within special transition areas. This was to move away from general language and give more definition and specifics regarding lots and transitions. City Attorney, Chris Yorgason gave a reminder that the comp plan is a guide and to make it code, it needs to be put in the zoning ordinance as well. Nickel made a commitment to get it codified sooner than later. The Council discussed a few clarifications and wording changes needed before going into code. Keyes defined “not likely to be subdivided in the future” and there was discussion on legalities for all parties to protect the intent of their property.

The Mayor outlined the three topics that could be discussed during public testimony for those who have already testified: the transitional density table, the NE corner of 16 and 44, and the “not likely to be subdivided in the future” topics.

Public Testimony:

Becky McKay – 1029 N Rosario St, Meridian ID 83642

McKay spoke on the transitional density, stating that having a guideline helps from a planning perspective. She gave some examples of redevelopment issues. She addressed the NE corner of 16 and 44 designation and asked to keep the designations as shown on the proposed section of the map. There was discussion about the landowner’s intent on the high-density housing, type of product and maintaining ownership.

Mark Bottles – 839 S Bridgeway Place, Eagle ID 83616

Bottles shared examples of past projects and detailed his plans. There was discussion regarding the plans for compact residential, landscaping ordinance requirements, property tax imbalance and creating something that supports the vision of Star.

Joe Abreu – 2730 N Rolling Hills Star ID 83669

Abreu's concern was that he in the transition overlay area and if possible, he would like to see verbiage put in the comp plan to protect Star Acres in the event the school property is sold. He would also like for the term "buffer" to be more well defined.

Online, Robert Fehlau – 3333 Sunny Lane, Star ID 83669.

Fehlau agrees that the terminology about buffering needs to be more defined. There was discussion regarding special transition areas and transitions within subdivisions.

Online, Randy Wall – 5636 N Portsmouth Ave, Boise ID 83714

Wall thanked Nickel for the hard work he's done on the write-ups and the map.

Online, Chris Todd – 53 N Plummer Road, Star ID 83669.

Todd spoke about having the NE corner of 16 and 44 as mixed use or keeping it industrial and commercial.

Online, Daniella Hansell – 7353 N Stonebriar Ln, Meridian ID 83646

Hansell echoed the same comments as others on the buffering and she loves the table.

Online, Steve Greene – 9999 Star Acres Dr. Star ID 83669

Greene loved the table and thinks it will make a big difference. He mentioned a sheet in the Council packet regarding a 50% rule and suggested adopting that language.

Online, Graye Wolf – 429 E Ridgeline Dr, Boise ID 83702

Wolfe agreed the table and density is well done and appreciates the hard work put into it.

There was discussion regarding having flexibility while still maintaining consistency with the comp plan and the code. The Mayor closed the public hearing and went into deliberations. The Council agreed to keep the table as is for the comp plan, and work on making it more defined for the code.

Salmonsens pointed out a correction on the map and there was a discussion on Nampa's area of impact and keeping our overlapping area of impact as well. There was also a discussion on having the colors on map well defined. Keyes moved to adopt the changes to the comp plan including the addition of the table as it was edited, the corrections to the map, and the "not likely to be subdivided in the future" language. Nielsen seconded the motion. There was a discussion regarding a request from Eagle to remove a portion of the Wilder property from the map. It was agreed to keep it in our map if there is a possibility that it will annex into the City of Star. Keyes and Nielsen's motions stood.

VOTE: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

ADJOURNMENT: The Mayor adjourned the meeting at 8:51 pm.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A. Chadwick, Mayor