



## **STAR CITY COUNCIL MEETING MINUTES**

December 1, 2020

### **1. CALL TO ORDER:**

The regular meeting of the Star City Council was held on Tuesday, December 1, 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** - Jeff Graviet, Church of Jesus Christ of Latter Day Saints

### **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. All ayes. Motion carried.

### **5. CONSENT AGENDA:**

Keyes moved to approve the consent agenda. Salmonsens seconded the motion. All ayes. Motion carried. There were corrections to the minutes and a code for the Claims against the City, and questions for Staff regarding the Moon Valley final plat and an amenity at Sunfield Subdivision. Keyes amended his motion to include changes. Salmonsens amended her second.

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

### **6. PRESENTATION:**

#### **A) Star Sewer & Water – *Greg Timinsky and Justin Walker***

There was a presentation regarding two new lift stations, which could potentially almost triple the city limits of Star, and they inquired if the City would be interested in investing in either project. They detailed the scope of the projects and there were discussions regarding the proposal, including construction time period, cost, terms, credit, estimated payback period, annexation. There was a decision to schedule a workshop in January to further discuss the proposal.

### **7. OLD/NEW BUSINESS:**

#### **A) Public Hearing – Rivercreek Landing Subdivision**

The Mayor opened the public hearing. No ex parte contact from Council members.

**Applicant: Dean Waite** – 4283 Nystrom Wy, Boise ID 83713

The Applicant is seeking approval of an Annexation and Zoning (from RUT to R-5), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 147 residential lots and 15 common lots. Waite talked about a traffic study, future plans for an Elementary School, High School and new Technical High School, detailed the plans for the RiverCreek Landing development. There were discussions regarding setbacks, rezoning to R-4, pathway lighting, amenities, concerns from the adjacent property owners, lot sizes, buffering, open space, density, flood zones, and future subdividing.

#### **Public Testimony:**

**Jake Conklin** – 11347 W Dallan Ct, Boise ID 83713.

Conklin was in support of this project. He believes that the ability to mix use with larger and smaller homes is an advantage for affordability.

**Joe Abreu** – 2730 N Rolling Hills, Star ID 83669.

Abreu was opposed to this project. He would like to see larger setbacks, a minimum of 1 acre lots, buffering along the school and having only single-story homes. He also mentioned a stub road.

**Online, Will Eason** – 10174 W Star Acres Dr, Star ID 83669.

Eason was opposed to this project. He does not believe it to be compatible with the area. He would like to see larger lots, less density and more buffering between existing properties.

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

Greene was opposed to this project. He believes that R-5 is not a good fit. He would like to see larger lots, significant buffering, and single-story homes. He mentioned drainage and access on to Beacon Light and would like to see two streets renamed, W New Hope and W Merlo.

**Online, Loren Macey** – 9605 W Beacon Light Rd, Star ID 83669

Macey was opposed to this project. She does not believe this project fits Star and does not feel that neighborhood concerns were satisfied. She would like to see a minimum of 1 acre lots with 25 ft setbacks, single story, and expressed concerns regarding fencing, livestock, irrigation and storm drainage. There was discussion regarding subdividing. They have no plans to subdivide.

**Online, James Baker** – 9605 W Beacon Light Rd, Star ID 83669

Baker was opposed to this project. He spoke of their ranch and would like to see buffering and at least 1 acre lots, single story homes, and safe fencing. He expressed concern regarding traffic.

**Online, Cody Larsen** – 9393 W Beacon Light, Star ID 83669.

Larsen is opposed to this project. He does not feel that R-5 fits the landscape of the area. He has no intention of developing or subdividing. He would like to see at least 1 acre lots, buffer zones, single story homes and greater separation between people and animals for safety.

#### **Rebuttal:**

Waite addressed questions and concerns regarding the storm drainage plan, street names, entrance to Beacon Light, fencing, irrigation and future development. There was discussion regarding elevation changes, fencing, interaction with livestock, frontage road width, buffering and working with neighbors on a redesign that would be agreeable to them as well.

The Mayor closed the Public Hearing and went into deliberations. There was discussion regarding this application needing a little more resolution, getting the flood plain issue worked out, and tabling for them to meet with the neighbors again. Nielsen moved to table to February 2, with direction for the applicant to address density, setbacks, flood plains and work with neighbors. Keyes seconded the motion.

**VOTE:** Tabled to February 2, 2021. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

#### **B) Review/Decision on Keller Engineering Park Improvements**

City Engineer, Ryan Morgan discussed the scope of the project and summarized the improvement plans for Hunter's Creek Park, Pavillion Park and Blake Haven Park. Some of these improvements include a new parking lot, drainage ditch, concrete pavement, storm water concerns, dog park improvements, and playground equipment, and making them ADA compliant. There was discussion regarding time and material, budget, bid process, the playground, and paved paths. Keyes moved to approve the agreement with any changes discussed and get them implemented into the final compensation package. Salmonsens seconded the motion.

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

#### **8. REPORTS:**

**Councilman Hershey** – Met with Valley Regional Transit to discuss board membership.

**Councilman Keyes** – He participated with Council Salmonsens at Make Star Shine day, The Transportation Committee is working on updating input into the ACHD Integrated 5-yr workplan and updating the Economic

Quarter access map, working with Canyon Highway District 4 on impact fees and put together input into proportionate share planning and had a meeting with ITD regarding the proportionate share dollars.

**Councilman Nielsen** – He is waiting for some meetings to happen before he can report.

**Councilwoman Salmonsén** – She attended the 2020 Idaho Walk/Bike Alliance Annual Conference 1-day training. She had her monthly Air Quality Board meeting and she met with a local Star Emissions owner and learned about emissions testing. The Pathways & Beautification “Make Star Shine Day” had over 40 volunteers and 250 bags of leaves collected. Work continues on the Pathway Master Map Plan and they hope to have a plan to present in January. They are also looking into dressing up the corner of the empty lot across from Maverick. The Expo Idaho project hopes to wrap up in February. Comments can be made at the Ada County website. She also asked about bringing back public input for our Council meetings.

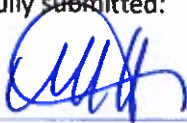
**Mayor Chadwick** – 960 Main should be done by Friday and there will be a tree lighting ceremony there on Saturday, December 5 at 7 pm. The Scanning project is about done, and the Building Dept software upgrade should be done by the first of year. The fiber optics project should go live this week and next week. The Mayor has been on many Emergency Management calls and encouraged everyone to be careful and not overwhelm hospitals. He had an ITD meeting about signing an agreement, with other cities also on board. There is another project to widen Can Ada road to Star Road. There will be a follow up meeting in January, and they talked about the light at Palmer and Hwy 44.

#### **9. EXECUTIVE SESSION**

Keyes moved to go into Executive Session at 9:35 pm. Salmonsén seconded the motion. Roll Call vote. All ayes. The Executive Session ended at 10:04 pm.

**10. ADJOURNMENT:** The Mayor adjourned the meeting at 10:05 pm.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A Chadwick, Mayor