



STAR CITY COUNCIL MEETING MINUTES

October 6, 2020

1. CALL TO ORDER:

The regular meeting of the Star City Council was held on Tuesday, October 6, 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. ROLL CALL:

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

Council Absent: None

3. APPROVAL OF THE AGENDA:

Keyes moved to approve the agenda. Hershey seconded the motion. All ayes. Motion carried.

4. CONSENT AGENDA:

Keyes moved to approve the consent agenda. Hershey seconded the motion. Keyes asked to confirm that a couple of accounts for the Claims against the City were coming out of the right account. There was a condition added to the Final Plat of Trident Ridge that ACHD shall confirm the 47 foot right of way prior to signature. Salmonsens made a correction to the meeting minutes regarding the paving at 960 Main. Hershey seconded with corrections. All ayes. Motion carried

5. PRESENTATIONS:

Star Outreach, Kevin Deats

Deats gave a brief presentation of updates on Star Outreach and offered a thank you to their team, Chiefs Vogt and Timinsky, the City and volunteers and all who have been engaged in helping with all aspects of the program, with a special thanks to Hubble Homes for their contribution. The Mayor acknowledged Outreach as an important function for the community, especially with COVID and people in need of extra help. Hershey works closely with Outreach and mentioned that they prepared over 1900 lunches in the summer lunch program and last Saturday, along with Middleton, they collected almost 1000 lbs of food from the Ridley Food Drive. They also received a donation of \$3400 from Southwest Idaho Business Alliance which will enable them to get a much-needed refrigerated van.

6. OLD/NEW BUSINESS:

A) PUBLIC HEARING – Norterra Subdivision (Sample Property) Annexation & Zoning

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

Applicant – Tamara Thompson 462 E Shore Dr #100, Eagle ID 83616

This hearing was previously tabled from 08/18/20. Applicant was seeking approval of an Annexation and Zoning (to Residential R-7 and Central Business District CBD), a Development Agreement, a Preliminary Plat for a proposed residential and commercial subdivision consisting of 118 residential lots, 23 commercial lots and 8 common lots and private streets. This hearing was specific to a traffic plan that they worked out with Kittelson, ACHD and ITD and the prior conditions of approval. There was discussion regarding accessibility for bikes and pedestrians, sidewalks and parking, a cul-de-sac, a private collector road, and public access.

The Mayor closed the hearing and went into deliberations. Nielsen moved to approve as proposed with the revisions to the conditions of approval. Keyes seconded but asked to include posting "no parking" if it isn't in the ACHD staff report and making sure public access to the pathways is included. Nielsen amended his motion and Keyes seconded. All ayes. Motion carried.

B) PUBLIC HEARING – Hordemann Annexation & Zoning

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

Applicant: *Greg Hordemann*.

The Applicant was not able to be in attendance. Building/Zoning Administrator, Shawn Nickel represented the applicant, stating that the Applicant was in favor of the proposed conditions of approval that Staff recommended. City Attorney, Chris Yorgason confirmed that there was no issue with going forward with the hearing. The applicant was seeking approval of an Annexation and Zoning (from RUT to Residential R-2-DA) a Development Agreement and a private street for 10.02 acres of property located at 12576 W New Hope Road, Star, ID. There was discussion regarding paving and Keyes requested that the Development Agreement would be subject to an amendment if further lots were requested down the road. There was a discussion regarding sufficient water if the lots were to be split and it was agreed to put a condition that all irrigation issues need to be worked out before another sub-divide could be brought in. The Mayor closed the hearing and went into deliberations. Nielsen moved to approve with the conditions as stated. Keyes seconded. All ayes. Motion carried.

C) PUBLIC HEARING – Haven Ranch Subdivision Annexation & Zoning

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

Applicant: *Chris Todd*, 53 N Plummer Rd, Star ID 83669.

The applicant was seeking approval of an Annexation and Zoning (from RUT to Residential R-1-DA) and a Development Agreement and a Preliminary Plat and a Private Road for a proposed residential subdivision consisting of 5 residential lots and 2 common lots. The property consists of 5.1 acres and is located at 2645 N Brandon Road, Star, ID. Todd reviewed the plans and asked for an exception regarding a requirement to have streetlights along the street and asked to modify the common lots to be within each lot. There was a discussion regarding the lighting and the Council requested that there at least be an element of intersection lighting for safety.

Public Testimony:

Landon Cooley, 312 S Hullen Ave, Star ID 83669. Cooley spoke on behalf of the group and offered support for the project. He mentioned the rural residential feel that it brought and the intention to preserve that.

Charles Cooley, 6267 Joplin Road, Nampa ID 83687. Cooley expressed support for the project and excitement at the opportunity to live by family.

Rebuttal: Todd agreed to having individual lighting posts next to each driveway as well as light posts on Brandon and the private road. Nielsen replied that they were not looking for anything specific on the lighting, just that there is an indicator of lighting. The Mayor confirmed that they agreed to the ITD proportionate share. The Mayor closed the hearing and went into deliberations. Keyes moved to approve with the condition that there is a streetlight at the intersection of the private road and Brandon and they provide some manner of lighting in front of each property. Hershey seconded the motion. All ayes Motion carried.

D) PUBLIC HEARING – Openshaw Annexation & Zoning

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

Applicant: *Phil Openshaw*, 1665 N Brandon Rd, Star ID 83669.

The Applicant was seeking approval of an Annexation and Zoning (from RUT to Residential R-2-DA) and a Development Agreement for 10.62 acres of property. They would be maintaining the old home already on the property and building a second home, while maintaining the rural feel. The Mayor closed the public hearing and went into deliberations. Keyes moved to approve, requesting that the Development Agreement be subject to an amendment if there are further lots added. Nielsen seconded the motion. All ayes. Motion carried.

E) PUBLIC HEARING – Canvasback Subdivision Annexation & Zoning

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

Applicant: *Jane Suggs*, 9840 W Overland Road, Suite 120, Boise, ID 83709.

The Applicant was seeking approval of an Annexation and Zoning (from RUT to R-4), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 112 residential lots and 11 common lots, is 20.6 acres. Suggs illustrated the plan with discussions including the size of houses and lots, open space and amenities, pathways, trees, setbacks, access to roads, stub streets, connections and elevation and irrigation. Suggs addressed some concerns, including run-off, clustering lots, meaningful open space, and transition of urban lots, buffers and traffic and there discussion with concern for lot size and setbacks.

Public Testimony:

John Pickens – 10200 W Scenic View Lane, Star, ID 83669.

His concern was with the transition and that R-4 seemed too dense for the area.

Mary Jane Marlow – 485 S Winslow Bay Wy, Star ID 83669.

She was in favor of the project but agreed with concern about the 5 ft setbacks and would like to see fewer lots, so it wasn't quite so dense.

Kurt Krause – 9951 W Rolling Hills Dr, Star ID 83669.

He talked about the larger size of lots around this project and was concerned how an urban setting fits into the area from a transitional standpoint.

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

His concern is with lot size, especially in the overlay transition area. He mentioned another subdivision that was required to have half acre lots and would like to see this project held to the same standard for consistency, specifically with larger setbacks and transition areas.

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

He spoke of being able to have rural living while being close to urban amenities and it is his thought that the lots abutting the transition overlay should be 1 acre minimum, plus buffering and single story. Along Wing Road, he would support more homes being ½ acre minimum and staggered with 100 x 100 between each home. Greene also recommends a realignment of Wigeon St.

Via Zoom, Elizabeth Ann Kuck – 10399 W Rolling Hills Dr, Star ID 83669.

A lot of her concerns had been addressed but she asked that the maintenance easement be left on the West side on the lateral. She mentioned that a 30 ft easement would take care of the easement for the ditch but would like to have a 1 acre lot and single story house, giving the same relief as the neighbors to South.

Via Zoom, Robert Fehlau – 2203 N Sunny Lane, Star ID 83669.

He does not believe that this project follows the guidelines of the master plan and mentioned a precedence of Greendale Subdivision where the lots were required to ½ acre. He believes that all lots along Wing Road should be a minimum of ½ acre, with the lower lots abutting the transition overlay area being at least 1 acre or making 70 ft setback with ½ acre lots.

Maxine McCombs – 2211 N Shriner Lane, Star ID 83669.

She believes that this proposed subdivision is incompatible with the area and feels that it is more like an apartment setting. She moved to Star to have a rural feel and would like to see that maintained. She also feels that the traffic is too much for this area to handle and asked that it be denied.

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

He mentioned concerns of more traffic on Rolling Hills Dr for him and his neighbor. He also is concerned with the density of the subdivision not being aligned with the rural area and had a safety concern with the wide-open park. He would like to see 1 acre lots and asked that this project be reconfigured, tabled or denied.

Rebuttal: Suggs mentioned that project does meet the requirements in the Comprehensive Plan and addressed the concerns that were presented but would be willing to make a deferral and work with Staff to modify, if there were recommendations from the Council. The Mayor said he would be inclined to table the project and would like to see ½ acre lots with appropriate buffers along Wing Road and reduce the density. There was discussion regarding traffic, amending the Comprehensive Plan, open space, fencing, and maintaining the vision and character

of Star and honoring legacy neighborhoods. The Mayor closed the public hearing and went into deliberations. There was continued discussion on lot sizing and being consistent with previous neighborhoods with transition overlay areas. Salmonsens moved to table the application to November 17. Nielsen seconded the motion. All ayes. Motion carried.

F) Ordinance No 315 Ryken Meadows

Keyes moved to dispense with the rules to be able to approve the ordinance after reading once by title only. Hershey seconded. All ayes. Motion carried. Keyes moved to approve Ordinance 315. Hershey seconded. Roll call vote, all ayes. Motion carried.

5 MINUTE RECESS

G) Decision on South of the River Sub Area Plan

They had several proposals and presentations it was determined that there was a mutual agreement to award the contract to Logan Simpson. Nielsen moved to award the contract to Logan Simpson with a not-to-exceed \$110,000. Keyes seconded the motion. All ayes. Motion carried.

H) Approval of Docutopia Contract with COVID funds

We submitted a request to State Controllers to have COVID funds pay for the software and file conversion, and it was accepted. We will be bringing in temporary help but will be reimbursed through COVID funds. Hershey moved to accept the bids as offered. Nielsen seconded the motion. Keyes requested to include the dollar amount of \$51,680. Hershey amended the motion as noted. Nielsen seconded as noted. All ayes. Motion carried.

REPORTS:

Jake Vogt, Star Chief of Police – He introduced the new Detective, Jonathan Steel. The Deputy selected to replace him is Derick Brashears. The radar trailer has had some successes. There have been numerous calls and a reduction in speed. The plan is to put the trailer in different “hot spots” each day and then leave it in one location for longer periods at a time. Nielsen asked if they could have more attention on the parking issues around Hunters Creek Park.

Councilman Hershey – He attended the BRT meeting and has an orientation scheduled in a few weeks.

Councilman Keyes – He attended the Chamber meeting held at the new fire station and got a tour from Chief Timinsky. The Transportation Committee meeting is coming up.

Councilwoman Salmonsens – The Pathways Beautification Committee is starting talk about the Master Pathway.

Councilman Nielsen – He had a meeting to discuss improving the economic development situation.

Mayor Chadwick – The Traffic Impact Study from Hwy 16 to Seneca Springs is favorable and he will have the final by end of the week. He attended the Domestic Violence Ceremony. 960 Main is moving along and we will be hosting the Christmas Tree Lighting Ceremony in December. Item for the dog park and Hunters Creek have been ordered with the grant. There is a Meet and Mingle with the Mayor, October 7, 10-11am and 7-8pm.

ADJOURNMENT: The Mayor adjourned the meeting at 9:42 pm.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A. Chadwick, Mayor