



## STAR CITY COUNCIL MEETING MINUTES

August 18, 2020

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

The regular meeting of the Star City Council was held on Tuesday, August 18, 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. PLEDGE OF ALLEGIANCE**

Led by the Daughters of the Republic and Children of the Republic

### **3. ROLL CALL:**

Council Present: David Hershey, Jennifer Salmonsens, Kevin Nielsen

Council Absent: Michael Keyes

### **4. APPROVAL OF THE AGENDA:**

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

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

Hershey moved to approve the consent agenda. Salmonsens seconded the motion. The Mayor read the Woman's Vote Proclamation from exactly 100 years ago on this day. All ayes. Motion carried.

### **6. OLD/NEW BUSINESS**

#### **A) Ordinance No 311, Annual Appropriations**

Nielsen moved to dispense with the rules to be able to approve the ordinance after reading once by title only. Hershey read the Ordinance and moved to approve. Nielsen seconded the motion. All ayes. Motion carried.

#### **B) Public Hearing – 864 N Star Road/Wilson Property Rezone**

Councilman Michael Keyes is a manager for this project and has a financial interest, so he was not present. Salmonsens went on record that Keyes was her campaign treasurer, but she has no affiliation with this project. To make sure there was no perception, she recused herself from participating in this hearing. City Attorney, Chris Yorgason clarified that when there is a conflict of interest, you must disclose it and not participate in the process. Keyes satisfied all the legal requirements.

**Applicant: Chris Todd**, 10497 W Deep Canyon Dr, Star ID 83669. The Applicant is seeking approval of a Rezone (from RT to Residential R-7-DA) and a Development Agreement for a proposed residential development with up to 67 single-family residential lots. The property is located at 864 N Star Road and consists of 9.8 acres with a proposed density of up to 6.87 dwelling units per acre. Todd presented a detailed summary of the revised plan based on recommendations from Council, staff and the neighborhood and went through project features.

#### **Public Testimony:**

**Mark Butler**, 1675 E Bishop Way, Star ID 83669. Butler is a Land Planner who worked on the comp plan, specifically infield properties, wanting to concentrate on properties within the CBD. He believes in mixing housing types and believes this is a good use of the land.

**John Osmond**, 10982 W Rose Lake St, Star ID 83669. Osmond mentioned that he has a map and there is no R7; the whole area is an R4 rural subdivision, not high density. He expressed concern for children walking next to a canal even with a fence and green space easement and questioned the need for a path leading to nowhere. He mentioned that the houses don't seem to fit and was concerned with the increased traffic.

**Ballard Larson**, 10637 W Kyoga St, Star ID 83669. Larson stated that a walkway is useless if no one is going to walk on it, that R4 matches with both sides and blends with theirs and expressed concern regarding the open canal.

**Michael Heck**, 1102 W Little Camas Ave, Star ID 83669. Heck expressed concern about the open canal and asked if Middleton Water District requires it to remain open. He stated that high density housing does not fit with Waterview Estates and the development to the South and said that residents around this property would agree to no more than 49 houses in the development.

**Ginny Broughton**, 10988 W Hidden Brook Dr, Star ID 83669. Broughton expressed concern that traffic would increase, that they can't accommodate that much traffic in the small space, and it should be zoned R5 at the maximum with no 2-story houses.

**George Otto**, 10789 W Hidden Brook Dr, Star ID 83669. Otto expressed concern with the canal and the danger to kids and his grandkids and asked that something be done with it.

**Sally Otto**, 10789 W Hidden Brook Dr, Star ID 83669. Otto stated that they already have traffic issues and the extra traffic will be harmful for kids, people walking dogs and the neighborhood.

**Len Stalling**, 11121 W Box Canyon Ct, Star ID 83669. Stalling expressed concern about the open canal and asked that an easement between his house be required. He also spoke of traffic concerns and asked for a clarification regarding the easement behind his house on Box Canyon Ct.

**Rebuttal:** Todd addressed the concerns of the open canal, zoning, density, setbacks, traffic calming, usable open spaces, pathways and fencing. The Mayor closed the public hearing and went into deliberations. Nielsen and Hershey discussed high density housing, that R5 would fit better with the restrictions, a need to have a safe route for the children to go to school, tilling of the ditch, traffic calming and more usable open space. It was agreed that the Council would take a detailed look when the Preliminary Plat comes in. Hershey moved to approve. Nielsen seconded the motion with negotiating other setback options. All ayes. Motion carried.

## **SHORT RECESS**

### **C) Public Hearing – Greiner's Hope Springs**

No ex parte contact from Council members

**Applicant: Tucker Johnson**, 372 S Eagle Rd Suite 328, Eagle ID 83616. The Applicant is requesting approval of a vacation of existing utility easements no longer necessary on the property previously approved as the Greiner's Hope Springs Subdivision. There was discussion regarding an easement for a private road which would also be vacated, relocating a water line, providing a new utility easement, deenergizing the old line, and that there are no pedestrian pathways in the easement. Building/Zoning Administrator, Shawn Nickel confirmed that the umbrella approval means that there is no need for further public hearings and meetings.

#### **Public Testimony:**

**Chris Todd**, 53 N Plummer Road, Star ID 83669. Todd is helping out Landon Cooley with 6245 Brandon Road, who was under the impression he was going to tap into the water line and Todd and wanted to make sure that Johnson has open communication and working with Breckon Land Design on what that connection would look like.

**Rebuttal:** Johnson stated that they will continue the conversation with their engineer and will coordinate what is best for both and work with Star Sewer and Water, making sure the connection remains viable. The Mayor closed the public hearing and went into deliberations. Nielsen moved to approve. Hershey seconded the motion with the reassurance that upon execution the affected parties would be in agreeance. All ayes. Motion carried.

**D) Star River Holdings Development Agreement Modification for Crystal Springs Apartments**

Nielsen moved to table this public hearing indefinitely at the request of the applicant and added a condition that the Applicant will be responsible for all financial impacts of re-noticing and rescheduling of public hearing. Salmonsens seconded the motion. All ayes. Motion carried.

**E) Public Hearing – Norterra Subdivision (Sample Property)**

Hershey moved to table this public hearing to September 1, 2020. Nielsen seconded the motion. All ayes. Motion carried.

**F) Adopt response to ACHD 5-year Integrated Work Plan**

The Transportation Committee looked at the ACHD 5-year Integrated Work Plan and helped developed a letter. The Mayor pointed out a few items to be included in the letter and there was a discussion with Kristy Enselman, with ACHD regarding the letter, with the requests from the City and the timeline and priorities for the requests. Nielsen moved to make the necessary changes to the letter and send it. Hershey seconded the motion. All ayes. Motion carried.

**7. REPORTS**

**Shawn Nickel, Staff** – Plans to have two workshops and an open house in September. Dates to come.

**Councilman Hershey** – His committees are not really meeting yet but reported that the Star Outreach served 1100 people during the summer lunch program.

**Councilwoman Salmonsens** – The Air Quality Board met and adopted the next year's budget. Salmonsens let citizens know that if they had concerns about taking their vehicles in, they could file for extensions. The Pathways and Beautification Committee met, and they have an Eagle Scout who is working on a project down by the river, taking out barbed-wire and creating benches. They are also working on the 3<sup>rd</sup> annual "Make Star Shine" Day and still waiting for the dog park.

**Councilman Nielsen** – No committee reports but he expressed appreciation for the new chairs and the City staff maintenance crews stating that the parks have never looked better and the attention to detail shows.

**Mayor Chadwick** – Met with Don Hubble and spoke at one of their Hubble Hero houses, where they build Hero Houses and make donations to organizations. At the Mayor's request they made a \$10,000 donation to Star Outreach. The City put in for a grant for fiber from Hunter's Creek to 960 Main and received \$395,000 to be approved by the Council. The completion date is scheduled for December 15, 2020. Demo has begun on 960 Main and Republic Services has donated dumpsters and fees.

**8. ADJOURNMENT:** The Mayor adjourned the meeting at 9:28 pm.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:

Trevor A Chadwick, Mayor