

**Star City Council  
Meeting Minutes  
June 16, 2020**

The regular meeting of the Star City Council was held on Tuesday, June 16, 2020 at 7:00 pm at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order and all stood for the Pledge of Allegiance.

**ROLL CALL:** Councilmen David Hershey, Michael Keyes and Councilwoman Jennifer Salmonsens were present.

**APPROVAL OF THE AGENDA:** Keyes moved to approve the agenda with some updates that were done to the minutes. Hershey seconded the motion. All ayes. Motion carried.

**CONSENT AGENDA:** Keyes moved to approve the minutes of May 19 with some updates and amended the Ryken Meadow Subdivision conditions to amend condition 25 to read: The applicant agrees to contributions to Canyon Highway District No 4 when building permits are applied for, equivalent to the ACHD impact fees unless Canyon Highway District No 4 is able to collect its own impact fees for road impact in Canyon County. Hershey seconded the motion. Salmonsens mentioned that conditions 3 and 17 were the same on Ryken Meadows Subdivision conditions, so she would like to strike number 3. All ayes. Motion carried.

**BUDGET / PRESENTATIONS:**

**Star Lions Club** – They sponsor a food drive every year for Star Outreach. Star City Council entered their contest, they took first place and were presented with the Traveling Trophy 2020. The Mayor thanked the Lions Club for all they do for the community.

**Western Alliance for Economic Development, Tina Gustaveson** – Tina mentioned that she goes by the name of Wilson. They have been getting COVID-19 information out for businesses to re-open. Wilson has been meeting with local Star community groups, businesses and landowners to assess the needs of Star and work on business attraction projects. She would like to get further clarification on the City's Economic Strategic Development Plan. Wilson outlined some of their strategies and business intentions. They have not counted on any money from Star but would like to get on the budget for discussion. The Mayor mentioned that the budget had not yet been set and the public hearing would be August 4.

**Star Sports Coordinator, Ron Weston** – Weston gave the Council the budget from this year and numbers from last year. Due to the uncertainty of what will happen with COVID-19, the numbers are the same from last year. Weston discussed redirecting fees into new categories. Keyes wanted to clarify that Weston is tracking on a month to month basis, that the budget is not linear. Because of the refunds for COVID, it's difficult to have accurate numbers.

**Star Maintenance Supervisor, Bob Little** – Little's budget is based on the needs of equipment, not a stable amount. His budget is not absolute but built in for unforeseen emergencies. Keyes asked for an indication of what is needed year in and year out, and what could be potentially deferred if we went into a situation where we needed to cut back. Little listed a few things that could be cut but added that it's all determined on need. He also explained the need for different equipment, mowers and security cameras. The Mayor mentioned that we will be adding another park.

**Star Recreation Coordinator, Kim Ingraham** – Ingraham was able to keep a lot of the classes going this year, despite COVID-19, allowing people to choose whether to attend in person or via Zoom and using distancing for the camps. Ingraham talked about having more camps though out the year instead of only summer. She spoke about the new space that will hopefully be completed by the end of the year, which will provide a larger area for classes. Ingraham appreciated the new Resolution for fees, which will give more flexibility in class fees and paying instructors.

**Star Police Department, Chief Jake Vogt** – Chief Vogt detailed his budget plan and talked about adding an additional detective. Persons crimes have increased, so an additional detective would be able to focus on property crimes, allowing the other detective not to have to divide his focus between the two. Vogt talked about purchasing a radar trailer to address the speeding problem in Star, particularly along State Street. He explained the functions and how it would be able to communicate with other entities and give statistical traffic analysis beyond just speeding.

## **OLD/NEW BUSINESS:**

### **Public Hearing – Moon Valley Estates Subdivision:**

Applicant: Mark Tate, 1087 West River St, Ste 310, Boise, ID 83702. Tate read a letter from Idaho Transportation Department detailing the prior conditions and improvements they had agreed upon, stating that they had received approval from both ITD and Ada County Highway District, and the additional units would not require another Traffic Impact Study.

### **Public Testimony:**

William Scott, 567 S Palmer Lane, Eagle ID, 83616. He is concerned about the traffic component and safe access after reviewing ACHD's projections that the addition of new subdivisions would create a significant increase of traffic. Scott believes there is insufficient access and length of road. He recommends that the intersection be developed and capacity validated before additional developments are approved. Scott is also concerned about maps on the website showing a road going through his property and tearing down a house he built. Building/Zoning Administrator, Shawn Nickel addressed Scott, explaining that the map will be revised and assured Scott that the road would not connect to Palmer Lane and run through his property.

**Applicant Rebuttal:** Tate addressed the traffic concern by stating that traffic volumes were studied by ACHD and the streets and intersections were found to be functioning properly. They will be doing their frontage improvements as part of ACHD's improvement conditions, and ITD is working on a more detailed plan for Highway 16 and State Street.

The Mayor closed the public hearing for deliberations. Keyes had some prior questions about the proportionate share agreements. His concerns have been adequately addressed and he's ready to move forward. Nickel would like to include in the modification of the Development Agreement the setbacks for the development, which would apply to the entire Moon Valley/Riverstone Development. All Council members were satisfied with the responses of the applicant and transportation departments. Hershey moved to approve with all modifications and conditions that were agreed on. Keyes seconded the motion. All ayes. Motion Carried.

### **Public Hearing – Moon Valley Commons Subdivision:**

This hearing was done in conjunction with Moon Valley Estates. Keyes moved to approve with all modifications and conditions as stated. Hershey seconded the motion. All ayes. Motion carried.

### **Public Hearing – Rosti Farms Subdivision:**

This was a continuation of a prior hearing due to material changes. When the Mayor asked regarding ex parte contact, Keyes mentioned that he has been exposed to, but not responded to, social media conversation particularly regarding the comprehensive plan.

Applicant: Becky McKay, with Engineering Solutions. 1029 N Rosario St, Meridian, ID 83642. McKay is representing Toll Southwest. The Applicant is seeking approval of an Annexation and Zoning including a Rezone from Mixed Use, Preliminary Plat for a proposed resident and commercial subdivision. They had their public hearing in February and there were issues concerning transportation and providing mixed used components beyond the neighborhood commercial that was initially proposed. ITD had been in conversation with the City of Star and their staff and were evaluating Floating Feather and Highway 16 intersection to determine what possibilities there were for a permanent overpass. One of the improvements that is currently ongoing is the signal at Plummer Rd and Highway 44, which should be operational by the end of July. McKay did a recap of the plans that were previously brought before the Council, along with a workshop they did after gathering information from commercial real estate brokers, ITD and Kittelson & Associates. McKay detailed their plan for different designs for a roundabout and access points and all the changes that were made based on the recommendations. She believes that the new plan satisfies the vision of Star and the things the Council had asked for and been concerned about, that it also meets the conditions of our ordinances, the neighborhood residential designation on the comprehensive plan, the compact residential, and the mixed-use component of office, commercial or residential. McKay believes that this plan also shows their willingness to create a development that furthers the vision of Star and leaves the door open for future permanent access and not just short-term access. Salmonsens asked if they would be willing to put one of the City's entry signs in the commercial area. McKay replied that it was already in the plan. Salmonsens also asked about a multi-use pathway along Drainage District No 2, if they had agreed to the pathway. McKay replied that she met with Drainage District Board and explained their plans for that pathway. Salmonsens asked if they had a plan for streetlights along Floating Feather. McKay answered that they did not submit streetlight plans but understood it would be required at Final Plat and she explained their plans. Keyes brought up high-density housing and asked where they would put it in their plan. McKay answered that they have no plans for the mixed-use area but will come back with a site-specific plan that meets the requirements. Keyes also asked about the letter that they were handed and if they would like to comment on how it complies with the comprehensive plan. McKay detailed the elevation, lot lines, tree lines and open space. Hershey thanked McKay for the illustration and for taking the worst-case scenario in the proposal, and for including commercial residential. He would like to see a condition that they cannot change to anything other than commercial until the other nine phases are developed. McKay replied that it would be the last phase anyway, so that was acceptable. Keyes had an additional question about the landowner. The plans showed the owner as a different person than the County Assessor had recorded. It was confirmed that the current owner is Josh Kenny. Keyes asked if it's known what his intentions were with that property. The Mayor said Kenny could sign up and address that during public testimony. The Mayor asked if the intent for the pathways was to have them all asphalted or concreted and McKay confirmed that was correct. The only thing that would be gravel would be the access on the North boundary for maintenance. The Mayor asked about the proportionate share and would like to put the dollar amount in the Development Agreement for each phase. McKay agreed to that and offered to provide her phasing plan to Nickel. The Mayor expressed appreciation to them for maintaining the access for the future intersection, which allows the City to have viable access to the highway system for the future. McKay supported that and mentioned the 3 steps to this process: first getting Floating Feather built, second establishing access that ITD is allowing, and the third step would be making it something permanent that meets the City's needs.

**Public Testimony:**

Steve Young, 906 N Pollard Lane, Star, ID 83669. Young expressed that he and his wife are supportive of the project. He is concerned about growth and wants to make sure it's a quality community. He is pleased with the changes and spoke in favor of the proposal.

Ryan Cantlon, 950 W Bannock St, Ste 420, Boise, ID 84702. Cantlon went independently and talked with developers in town who have active projects and asked if the area was enlarged, what they think would be the proper location. The consensus was on the North side, based on access and traffic flows.

Michael Prenn, 1875 N Mountain Vista Lane, Star, ID 83669. Prenn is the one who sent the letter that was referenced earlier. He said he does not feel that the project follows the comprehensive plan, using examples such as lot sizes and transition, trees, and flood plains. He would like to see the plan followed more closely as he sees it, and to make the plots ½ to 1-acre plots.

Josh Kenny, 8675 W Floating Feather Rd, Star ID 83669. Keyes asked if it was his intention to add more lots going forward. Kenny answered that his plan is to just build his own home and use the rest of the property as agriculture but reserves the right to develop as time goes on, but has no plans for the near future.

**Applicant Rebuttal:** McKay replied that the comprehensive plan is a guiding document determined by the courts but the implementing document is the Unified Development Code. McKay went through Prenn's concerns and explained how she feels their project is following the comprehensive plan. Keyes asked if there were any requirements from the ditch companies to remove trees. McKay replied that other than removing some dead trees, there was no requirement along the Foothill's ditch. Keyes asked if McKay would consider making it a condition to retain the trees. McKay replied she would. Keyes also mentioned a recommendation for retaining open style fencing. McKay replied that it was a requirement and is in the plan. Nickel added the definition of transitional lot or property from the new UDC that was approved.

The Mayor closed the public hearing and went into deliberations. Keyes said that he had spent a lot of time in the comprehensive plan and read some passages from the plan that supported the Applicant. When Keyes put the testimony against the plan, he believes it's in compliance with the comprehensive plan and ordinances. Hershey agreed with Keyes, commended the Applicant with the changes they've made and feels there is a good compromise. Salmonsens agreed with the other Council members that it meets the comprehensive plan with the changes that were made. Keyes amended his comments to echo the Council that this project respected the City's vision. Keyes moved to approve with the two conditions agreed to by the applicant, of retaining the trees and the open concept fencing. Hershey seconded the motion. All ayes. Motion carried.

**Public Hearing – Star River Holdings:** Tabled to August 18<sup>th</sup> per the applicant's request.

The Council took a five-minute recess.

**Public Hearing – Canopi Estates Subdivision:**

Applicant: Mary Jane Marlow 485 S Winslow Bay, Star, ID 83669. The Applicant was seeking approval of an Annexation and Zoning and a Preliminary Plat for a proposed residential subdivision consisting of 15 residential lots and 3 common lots. Marlow explained the lots, parkways, trees, the two phases and how they are consistent with our comprehensive plan. They will also be putting together a streetlight plan. They have received approval from ACHD, Star Fire, HRM Pipeline and ITD with standard conditions. She will be purchasing the abandoned New Hope property and will make it a common area. The Mayor asked for clarification of the where the access would be. Marlow corrected an error in the staff report that mentioned commercial – she confirmed there would

be no commercial. Keyes asked about a map where it appeared there was a road plotted for lots, and she replied that it would be updated to match her current plan. Salmonsens asked what their plans were for fencing. Marlow replied that there would be fencing but wasn't sure what kind. Salmonsens asked if they had received a response from the ditch company. Marlow confirmed and they had asked for an easement on either side. Salmonsens asked if there were any issues with irrigation. Nickel answered that it's in the letter. Nickel asked about the access to New Hope and what the plans were for a turnaround once the access goes away. There was discussion about the type of turnaround, and it was determined that there would be a condition made to revise the plan on the Preliminary Plat and be approved by Star Fire. No public testimony.

The Mayor closed the public hearing and went into deliberations. Keyes moved to approve with the condition of approval that an updated letter from the Fire Department is received, accepting the proposed turn around at the North end on the abandonment of Beacon Light right of way. Hershey seconded the motion. All ayes. Motion carried.

**Public Hearing – Recreation Fees Indoor and Outdoor:**

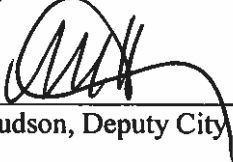
Applicant: Mayor Trevor Chadwick. This proposal streamlines the fee processes by creating a new schedule of fees for both indoor and outdoor recreational activities, classifying age group fees, material kits fees, uniform fees, and instructor/referee fees, establishing non-resident fees, and adding a processing fee for refunds. The Mayor read the proposed list of fees. Salmonsens asked about umpires and referees, whether they were paid per referee or per game. The Mayor responded that it was per individual, where referees in the same game could be paid different amounts. Keyes pointed out that the resolution has been written "not to exceed" so there would be a range and flexibility of fee structure. No public testimony. The Mayor closed the public hearing. Keyes moved to approve the proposal. Salmonsens seconded the motion. All ayes. Motion carried.

**Executive Session:** Keyes moved for the Council to go into the Executive Session. Salmonsens seconded the motion.

**Adjournment:** The Mayor adjourned the meeting at 10:12 pm and The Mayor and Council went into the Executive Session.

**Executive Session Adjourned: 10:41 pm.**

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A. Chadwick, The Mayor