

**Star City Council  
Meeting Minutes  
February 4, 2020**

The regular meeting of the Star City Council was held on February 4, 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; Councilman Kevin Nielsen was absent.

**Approval of the Agenda:** Keyes moved to approve the agenda; Hershey seconded the motion. All ayes: motion carried.

**Consent Agenda:** Keyes moved to approve the Consent Agenda consisting of: Claims Against the City for January 2020 with two changes, to move \$742.50 for Calyx-Weaver from code 438.21 plans to 419.48 professional dues and \$40.61 for Xerox from code 419.48 professional dues to 419.31 supplies, and Final Plat Approval for Greendale Subdivision, Phases 1 & 2, Hershey seconded the motion. All ayes: motion carried.

**Presentations/Public Input:**

Hardin Sanitation Presentation – Mike Doyle, District Manager, Mark ??, Site Manager, and Jared Donnelly, Accounts Manager, were present representing Hardin Sanitation. Donnelly stated they were present to request an opportunity to haul trash for the City of Star. He explained their various sister companies and where they provide service in the state. Their new office is now based out of Meridian; therefore, the City now has a competitor for services where they never had one before. They have a full line of services, have newer trucks and equipment, and have the resources available to implement the transition in the timeline needed with minimal disruption to residents. They can provide a listing of services for comparison of either a one sheet comparing apples to apples of basic services or a large document listing a lot of requirements. Outreach during the transition include letters to residents, information on the radio, calendars, and they could visit every business in town. They have introduced a free mobile app for residents to use which includes finding locations for recycling various items. He stated he understands the City currently pays \$23.09 a month for services and they were able to negotiate with Ada County at \$19.55 rate. Doyle asked for the opportunity to provide services to Star and that the City go out for public bid when considering renewing their current contract.

Public Input - Rachele Klein, Republic Services, stated their current rate for service is \$23.00 and she understands Ada County just changed their rates to a flat fee of \$29.00. She reviewed some of the services they are providing to the City, the various activities they have participated in with the City, and noted the City now has a choice to take charge of their rates by bringing on variable cart rates. Republic Services has instigated programs for reducing costs and have passed the cost savings onto the City. She asked the City to be sure and carefully compare each proposal if they propose to go out for bid for services.

Committee Reports - Matt Vraspir, Chairman for the Pathways and Beautification Committee, pointed out they have changed their committee's name. They are working on a dog park and would like a workshop with the Mayor and Council to iron out some questions. The Mayor asked if they could have the workshop the night of their next meeting on February 12 and Vraspir stated that would work. Vraspir stated they had met with Salmonsens and will be doing a River Walk review and will look at how to improve on it. A new project they are taking on is painting the utility boxes in town. In August they will again be hosting the Make Star Shine Day. He met with the Transportation Committee Chair regarding pathways and met with the Activities Committee and will possibly help with the Star Garden Project. They would like to look at having artwork in town. Hershey noted he'd picked up some scouts for Eagle Scout projects. Salmonsens asked to have a second person added to the next agenda for approval to serve on the PBC Committee.

Jon Tensen, Chairman for the Transportation Committee, stated they have had two meetings and plan to meet the first Wednesday of each month at 9:00 am. Their short-term goals include updating the ECAMP map, working on the ACHD CIP updated map and creating a vision statement.

Larry Osborn, Activities Committee, noted this is the tenth anniversary for the Hometown Celebration and they will be working with that as a theme. Activities will include a race, BBQ, pie auction, kid's games, concert, fireworks, and some adult activities in the evening.

### **Old/New Business:**

Public Hearing: Rezone of 10474 & 10580 W. State Street – The Mayor explained the process for public hearings, asked the Council if they had any conflicts of interest or ex-parte contact, and hearing none, the Mayor opened the public hearing and asked the Applicant to speak.

*Applicant:* Jeremy Telford, Arete Investments, pointed out this project was the old hotel that has been torn down, is 1.97 acres, and they are asking for a rezone to Central Business District (CBD). He stated he did not have a set plan for the property at this time, was here to rezone the property and would be looking to sell the property. He presented a template of possibility of businesses on the property and is moving toward more restaurants. Discussion was held on access to the property, possible cross access with the neighbors and from State Street. Nickel stated he had met with ITD and Bruneel Tire and offered to work with Telford to gain access.

*Public Testimony:* Jon Turnipseed, 11725 W. Caribee Inlet Drive, Star, Idaho, stated yes to the old eye sore being gone, yes to getting commercial and asked the Council to approve.

Donna Perrone, 10489 W. First Court, Star, Idaho, stated she is conflicted as she is happy to see the motel gone but when their HOA granted an easement it was for a dental office, not for a fast food business sixty feet from her home. She would like to see it developed but not with a fast food restaurant. She stated she is also concerned with additional traffic and that there may be more crime in the area.

*Applicant Rebuttal* – Telford stated he noted everyone’s concerns but only ITD will decide on an access; and they are suggesting a right acceleration/deceleration turn lane. In regard to crime, removing the old motel should help decrease crime. Telford noted they are most likely looking at small projects on the parcel and changing the zoning to CBD gives them the most viable options with most needing approval by a conditional use.

The Mayor closed the public hearing and moved to deliberations.

Hershey stated generally he felt it is a good idea and saw no reason to not rezone.

Keyes stated bringing the zoning into compliance with the Comp Plan is positive and is in support of this. He noted he would like to see a full-service restaurant or tavern in the development agreement as an already approved use. Nickel pointed out there was no development agreement with this application, it is strictly a rezone.

Salmonsens stated she was excited with the application, that the old motel is cleaned up, that they are willing to work with ITD, and is in support of rezoning.

Keyes moved to approve the rezone of 10474 & 10580 W. State Street, Hershey seconded the motion with the understanding that if they can have preapproval of a sit down or tavern style of facility, he would second. Legal Counsel, Chris Yorgason, stated if they want a development agreement it needs to be done as part of the rezone. If they approve the rezone tonight, they are done and cannot come back with a development agreement. If they want a development agreement they need to table tonight and come back with a rezone and development agreement for another public hearing. Nickel pointed out that under the proposed zoning ordinance taverns, restaurants, and the likes are principally permitted and would have to come back for approval for landscaping and access. Unless the applicant is asking for a specific use now, he did not see a need for a development agreement. Keyes stated the motion was for approval of the rezone and a development agreement was not a part of the motion, Hershey seconded the motion. All aye: motion carried. Nickel clarified that any use needing a conditional use would have to come back before the Council for approval.

Public Hearing: Annexation/Zoning/Preliminary Plat & Planned Unit Development of the Rosti Property (1460 N. Pollard Lane) – The Mayor asked Council if they had any conflicts of interest or ex-parte contact, hearing none the Mayor opened the public hearing and asked the Applicant to speak.

*Applicant:* Becky McKay, Engineering Solutions, 1029 N. Rosario Street, Boise, Idaho, stated she was representing Toll Southwest, LLC. McKay explained the location of property and showed the location on a vicinity map. She explained the project consists of 171 acres, of which seven and a half acres is already in the City limits and is zoned MU while the rest is currently zoned RUT in Ada County. She explained the property has a lot of site characteristics that drove the design they are presenting. They met multiple times with staff, ITD, ACHD, Drainage District No. 2, Middleton Mill Canal, and Foothill Ditch Board to come up with a plan that worked for each applicable agency and district that governs this piece of property. One of the things in the master street map and ACHD required is the continuation of Floating Feather Road through to Highway 16. She explained 150 feet of right-of-way will be preserved for an

expressway on Highway 16 and they plan to have 50 feet of landscaping along the property. She explained the various irrigation accommodations they have incorporated per ditch companies' comments. All collector streets will have 20 to 30 feet of landscaping with no lot access. They are proposing 469 single family lots, 70 common lots, and an 8.23-acre commercial lot. McKay shared a slide showing the amount of impact fees the project will be generating for roads. She noted ITD has requested \$874,625.00 in funds to help mitigate traffic impact and it will need to go to the City till the intersection is approved. She explained the plans for multi-use pathways being proposed. Per their discussions with ITD there will be no lots accessing Highway 16 and explained commercial is not viable along Highway 16. They have planned for commercial on 8.23 acres along Floating Feather and envision such businesses as a daycare, assisted living, sandwich or coffee shop, and offices. There is an existing home and some outbuildings on the property, and they estimate they will remain for at least two years while the property is being developed. They met with neighbors and per their comments have designed the property with a density of 2.7 units per acre and are requesting zoning of R-3. They will have micro-paths throughout the project and open space with shelters and playground equipment. They plan to have various lot sizes to accommodate various styles of homes. The project is being proposed to be built in ten phases and they asked to be allowed to vary the phases according to the market. McKay explained where the sewer and water services were coming in and stated services are available through the Star Sewer and Water District. Slides were shown of amenities Toll Brothers have developed in other projects and different styles of homes they build. McKay stated they are asking for a variance of side setbacks to five feet from ten feet.

Keyes pointed out the City's intention was to have more commercial with a project this size and along Highway 16. Discussion ensued on the viability of commercial along Highway 16 and the fact it is hard to mix light industrial with single family homes and the uncertainty of drawing major businesses to Highway 16. The neighborhood commercial component will be dependent on the surrounding rooftops to sustain them.

Access for neighbors was discussed and McKay pointed out they have planned curb cuts to accommodate the neighbors.

Discussion was held regarding projection numbers, using COMPASS projection numbers versus what the City has in its Comp Plan. McKay stated for growth projection they used COMPASS and ACHD numbers because they are the planning organizations for roads.

Keyes addressed staff regarding calculating open space and how an open fence can be considered as open space. Nickel stated it provides a visual amenity, does not provide open space. McKay noted they are providing 18.26% of open space, more than the 15% code requires. They will have a variety of nine different amenities including a pool and clubhouse, pocket parks throughout, pathways, and plan to have wrought iron fencing along the waterways.

Hershey asked about the phasing and the fact the commercial is not indicated in the phasing. McKay stated commercial would not be developed until they get some rooftops. They have left it flexible to be neighborhood compatible businesses. Utilities will be put to the commercial with phase one. She noted they do not want to have too much commercial property as when it isn't developed a lot of time the empty lots will become apartments and they don't want to see that.

Salmonsens questioned the amount of open space as the staff report states there is 31.56 acres and McKay stated 40.1 acres. McKay clarified the 18.26% open space is based off of the 31 acres; the 40.1 acres is preserving right-of-way for future improvements to Highway 16 and landscaping. Salmonsens asked to have the micro pathways pointed out; which McKay did and explained the connectivity of the pathways throughout the project. She pointed out they will also have detached sidewalks with landscaping and attached sidewalks throughout. Salmonsens asked if there would be any pathways outside of the project. McKay stated when they vacate Pollard that will become a multi-use pathway and they will have pathways to American Star and for kids to get to the Middle School.

Discussion was held regarding the corner of Floating Feather and Highway 16 and the possibility of an overpass there. McKay stated they have left a large area for the overpass and if needed they could eliminate a couple of lots and pull back a road. Discussion as to whether creating a different access would provide opportunity for commercial along Highway 16. McKay noted an expressway generally does not yield commercial opportunities. The Mayor asked if they would be willing to condition those lots to be open till ITD creates a plan for a full interchange, to which McKay stated they would be willing to forego development along the interchange till ITD comes up with a plan.

Discussion held regarding Rosti Farm Road providing access to the project and connectivity south through the Moyle property and eventually out to Highway 44. It would also provide access to the parcels that have not yet developed.

*Public Testimony* – Sam Rosti, 1460 N. Pollard Lane, Star, Idaho, stated he is the property owner and was here to answer questions; he had nothing to add otherwise.

Ron Winegar, 8998 W. Floating Feather Road, Star, Idaho, stated he is skeptical this will work and is concerned with traffic, especially close to the school.

Josh Kinney, 1995 Highway 16, Star, Idaho, stated he is not against the development but is against the density, especially along Floating Feather. He is concerned with the request for five-foot setbacks on both sides. He suggested the parcels should be larger as they get closer to the estate size lots.

Susan Bradbury, 1024 N. Pollard Lane, Star, Idaho, stated as she lives just below this project, she is concerned with the pathway bringing people to her property, with light pollution and with traffic.

Theresa Penn, 1875 N. Mountain Vista, Star, Idaho, stated she is concerned with density, that there are small lots along one acre lots, and with the surrounding irrigation canals and the open fences which appear to be counted as part of the amenities.

Doug Kramer, 10343 W. Adirondack Court, Star, Idaho, asked Council to be planning for development in the next 15 to 20 years; they seem to be giving a lot of commercial to housing and didn't see why they couldn't have commercial along Highway 16. He stated he is concerned with the open space and felt open space along ditches and ditch banks is not useable open space.

He is also concerned with traffic and felt they should look at impact fees to provide walking paths.

Chris Todd, 54 N. Plummer Road, Star, Idaho, noted Rosti Farm Way basically goes into three parcels and he wondered if it could be swung to the west. He felt the neighborhood commercial has great access to the north. He noted the Floating Feather corridor makes you look at this as two projects and they should look at pedestrian crossings. Todd suggested they have landscaping along the Highway that will make it look like a gateway into the City. He expressed concern with the access to get people to the school and with circulating pedestrian traffic.

Kari Rosti, 1460 N. Pollard Lane, Star, Idaho, noted they had been farming this property for over 43 years and had never dreamed they would be developing the property, but they are now being boxed in by development and can no longer farm. When they run farm equipment down the road people become angry with them and make gestures. They ask they be allowed to annex and do realize there may be some changes needed. They know their time here is over and they can no longer farm.

*Applicant Rebuttal* – McKay noted in regard to comments regarding traffic to the Middle School and the area when you look at the Highway District report they indicate they are operating within acceptable thresholds. There needs to be improvements at the intersection of Highway 44 and Plummer and that signal has been designed, bid out and improvements should start this spring when the weather clears. The existing Floating Feather Road will be extended to Highway 16 and will provide an additional outlet for this area. Regarding the northern boundary, McKay explained there will be significant separation between this project and the acre lots. Regarding safety, McKay explained ACHD has alternate flashing lights vs. the hawk lights for pedestrian crossing for safe routes to the school. McKay discussed the drainage; they will have fences and vegetation between the project and neighboring properties and will put in grass and sprinklers. McKay talked about the viability of commercial along Highway 16 and about the extensive landscaping they will do to make this an aesthetically pleasing gateway to the City. They took the Comp Plan and looked at it closely when creating a plan, but they also must create something that is viable and economical. McKay stated this is not just another subdivision, they are making a community. She asked the Council for support tonight.

The Mayor expressed concern in wanting to make sure the commercial could never become a multi-family/apartment complex, to which McKay stated they would be willing to have that a condition in their PUD. He also suggested that several roads possibly be redesigned. Salmonsens stated she would also like to see a condition that they expand the northern lots. Nickel stated they could have the applicant redesign or make conditions of what the Council is looking for in the PUD. McKay stated they would like the opportunity to make some adjustments versus denying and starting over.

The Mayor closed the public hearing and moved to deliberations.

Hershey noted he had several concerns and would like to see the northern part with lighter density and the commercial expanded. He stated he was not comfortable with an R-3 zoning, with the M.U. portion, and would like to possibly wait for the ITD report.



Keyes stated in terms of development he would like to see closer to 15 acres for commercial, he concurs with lower density to the north, is concerned with open space and what defines an amenity, and with the berming along the Highway. He stated he felt there was more work to be done.

Salmonsens stated she was excited to see the commercial center in that area. She is concerned with the increase in traffic and would like more information from ITD.

Hershey moved to table the project to May 19, 2020 so the applicant can get review from ITD, and address their concerns, Keyes seconded the motion. All aye: motion carried.

### **Reports:**

*Staff* – Nickel reminded the Council of the workshop being held tomorrow evening.

*Council* – Hershey stated he attended the Officials Day at the Capital and has been appointed to chair Stars Historical Museum.

Keyes stated he also attended the Officials Day at the Capital, had some great conversations, and met with Majority Leader, Mike Moyle. They have reformed the Transportation Committee and are making progress.

Salmonsens stated she attended a meeting regarding Ada and Canyon County trail systems, attended Official's Day at the Capital, attended a meet and greet for Expo Idaho Citizen's Advisory Committee, and attended her first Air Quality Board Meeting. She has had several conversations with citizens getting input and hearing their concerns.

*Mayor* – The Mayor stated that on February 17 and 18 the camera systems will be installed. They are also installing fiber optic lines into City Hall. He met with Middleton Mayor Rule and Eagle Mayor Pierce regarding defining impact areas. He was able to attend the groundbreaking ceremony for Amazon Falls.

**Adjournment:** The Mayor adjourned the meeting at 9:45 pm.

Approved:

Respectfully submitted:

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Trevor A. Chadwick, Mayor

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Kathleen Hutton, Deputy City Clerk