

City of Star
Council Meeting Minutes
September 17, 2019

The regular meeting of the Star City Council was held on September 17, 2019 at 7:00 pm at the Star City Hall, 10769 W. State Street, Star, Idaho. Mayor Chad Bell called the meeting to order at 7:00 pm and all stood for the Pledge of Allegiance.

Roll Call: Councilmen David Hershey, Michael Keyes, Trevor Chadwick and Kevin Nielsen were all present.

Approval of the Agenda: The Mayor amended the agenda to add 5D – Discussion on the Unified Development Code and 5E - Appointment of a new Beautification Committee Member, Keyes seconded the motion as amended. All ayes: motion carried.

Consent Agenda: Chadwick moved to approve the Consent Agenda consisting of: Regular Meeting Minutes of August 6, 2019, Final Plats for: Craftsman Phase 4 adding condition number 15 to the conditions and Iron Mountain Ridge Phase 1, Findings of Fact and Conclusions of Law for: Megan Shirley Conditional Use Permit, Jim Dean Conditional Use Permit and Destocki Annexation and Zoning, and the Domestic Violence Proclamation, Nielsen seconded the motion. All ayes: motion carried.

Old/New Business:

Stonecrest Development – public hearing continued: The Mayor re-opened the public hearing and let everyone know that anyone that spoke at the last meeting their testimony would be included in this public hearing. The Mayor asked Council if there was any ex parte or conflicts of interest. Hearing none the Mayor asked the applicant to speak.

Applicant - Chris Todd, 53 N. Plummer Road, Star, stated he was representing the Stonecrest Subdivision on behalf of Dennis Downs. Todd stated that more information has come forward, including draft staff reports from ITD and ACHD. He met with Nickel, Middleton Mill Irrigation and Drainage District #2 going through the topics of concern. One of the big things for ACHD was the entry island, it will need to meet their criteria. It is part of the Stonecrest Subdivision. They have a ditch in back. Handouts were given showing the slope on the back of the property, they are looking at 20 feet to fill. They have worked with Middleton Mill to come up with an irrigation plan. In the original packet there is a letter from Bryce Farris regarding irrigation – they have two options. One option is a pond and the second option may be a wet well. According to Middleton Mill they have approved something like this in the past. The NE pond would be a common area. If they can put in the wet-well, they will turn it into an amenity, and it will remain an amenity. They will comply with the irrigation districts. The ITD draft staff report speaks to the approach permit. They are approved for a full approach and will ask for a threshold for the left out of the property. They do not know what the threshold is. They are willing to work with ITD and volunteer funds for improving the highway out in front of Stonecrest. They are talking to ITD regarding a pathway connecting to Pinewood. The Star Sewer and Water District is working on a ten-foot easement that will go all the way from their access to Can Ada, they may be able to work with them and put a pathway over it. This could be an off-site improvement. Todd met with Keller on the easement, they are saying SS&WD won't be able to get into the ITD boundary. The total site is eleven acres. They have commercial along State Street and incorporate a live-work component and a mixture of residential uses. The first floor that would face commercial would have a commercial use, they would be common uses

like service providers, tech, real estate, or anyone starting a business. This will be a great fit for this area that we don't have currently. Additionally, parking could have a joint parking agreement towards Goldcrest for overflow. The live-work have rear entry garages, this is typical of the ones in the valley. The commercial roadway, Goldcrest Drive, shows two ingress/egress points. In thinking about the fire district, lot four will have a cross access agreement with a parking agreement with property to the west. They need the second access for safety. If that is something we can do with a cross access we will. There will be an access from one side to another. The ITD won't allow another road to the west. The farm easement is not for their benefit. Nickel asked Todd to explain why they can't access where the two property boundaries are. Todd stated this is the midway point between Highbrook and Can Ada. Chadwick asked if ITD won't allow that, could they get a right out. Todd showed the cross access with Pinewood Lakes. Todd showed a working rendition of the first commercial building. The restaurant will be matching the commercial building. Todd has worked with Ward on the restaurant, it will be like The Flats with open space. This won't be a chain restaurant, but a private owner.

Chadwick asked if Ripplerock will be wide enough for commercial trucks. Todd stated that it will be, and it will be built to ACHD standards. That is requirement.

Keyes stated with all the rearrangement will it meet the 14% open space. Todd stated that lot 17 is 7,000 sq. ft., the pathway from the northeast corner and the south common lots, lots 1 through 15 will benefit. The open space is approximately 13.7%. Keyes asked if Todd thought the path could connect to Highbrook. Todd stated there will be more conversations with ITD and SS&WD to connecting a bike/walk path out to Highbrook. Todd stated he believes it is highly likely as they are not dealing with normal ITD requirements. If people complain that will help pull the pathway to Highbrook, everyone will benefit from that requirement. He thinks it will get done. The SS&WD has already started that discussion. Keyes stated that everyone has seen what's developed along State is eclectic, the Council is interested in getting some common themes. Todd stated that yes, theirs would by far be better looking than what's been done along State Street. Keyes would your client be interested in putting a "Welcome to Star" sign on his property. Todd stated that he would, it could be closer to the approach where people slow down.

Nielsen is curious if the open space ratio includes the commercial space? Todd stated that the open space is for the whole project, commercial as well. With this being a PUD, to reach the new threshold on this property with that much commercial is difficult, so they have added an amenity instead. The useable property is along the southern boundary. Nielsen stated he thinks Todd had met the condition. Nickel stated the calculated residential is below the requirement, but because it is a PUD the pathway could be an amenity. We would have a problem including the southern open space because it will be their property. We could make it a condition of approval. Todd stated these live-work units have that open space. Nielsen stated there are many ways to look at it. Todd stated there are different products. Todd thinks everyone will feel better about this project.

Public Input: No public testimony was given.

Public in favor of the application - Lacey Gustafson and Tyrel Gustafson, 383 Jakes Landing. Both chose not to speak.

Rebuttal: No rebuttal was given.

The Mayor closed the public hearing and moved to deliberations. Staff has additional conditions of approval. Nickel stated that if this application moves forward that you will want to add a condition for the cross access agreement for the commercial lot #4; a condition that the applicant will work with the City for a shared parking agreement for live-work units; provide open fencing along the southern boundary for lots 1-15 and the applicant will provide a pathway along lots 2 and 3 with a future connection to Pinewood.

Keyes thinks the conditions that staff has added are good ones; he also wants added that the applicant will make a place for the City sign and will work with overlay district. Keyes believes the applicant has had a challenge and done a good job. Not many here from Pinewood Lakes. He supports the application with conditions as prescribed.

Chadwick does like this project and is intrigued by the live-work units. We have a lot of entrepreneurs. He is concerned about the road and having big trucks going down Bridger Bay, he would like to prevent commercial trucks. Keyes stated that this does not connect. Chadwick stated that it will eventually. Nielsen does not believe we can ask to regulate commercial traffic. Chadwick stated he think we can. Nickel stated that the applicant will work with ITD on restricting commercial traffic. He asked about the intent on the location of the sign.

Hershey stated he likes it and it is a strange piece of property. They have done a very good job going from commercial to residential. Hershey moved to approve the application with the additional nine conditions, plus the standard 15 conditions, Nielsen seconded the motion. All ayes: motion carried.

Keyes stated there were corrections to the minutes – Garth Brooks name was spelled wrong and the budget for Hometown Celebration was over spent by \$1,629. Keyes amended the minutes, Nielsen seconded the motion. All ayes: motion carried.

Resolution No. 2019-09 Amended Emergency Management Joint Powers Agreement. Chadwick moved to approve Resolution No. 2019-09, a Resolution of the City of Star, Idaho approving an amended Joint Powers Agreement between Ada County and all cities residing therein and including the Ada County Highway District; providing for emergency management administration and the newly established emergency management and community resilience (EMCR) operational guidelines; authorizing the Mayor to execute such approval on behalf of the City; and providing for an effective date, Keyes seconded the motion. All ayes: motion carried.

Ordinance No. 297 Moon Valley Rezone – Chadwick stated that there are items on the development agreement that need to be corrected. We need to make apartments a “C”. The Mayor stated that needs to be changed. Chadwick stated we need to make sure the grid is Star’s. Nickel stated we don’t have apartment houses – it came from Meridian. Yorgason stated we do have apartment. The Mayor stated we need to clarify this.

Keyes asked if we will table this?

Nielsen stated he didn’t receive an agenda or Ordinance with his packet.

Ward stated there is no problem putting this on the next agenda.

Keyes moved to table this Ordinance to October, Hershey seconded the motion. All ayes: motion carried.

Discussion on the Unified Development Code - The Mayor stated that Nickel is working on the UDC. Nickel stated he would like to have this back to Council by October 15. He spoke with Ward and they thought it would be a good idea to release chapters to Council. We will finish the review then Council can do redlines. Chadwick asked if Nickel will be done by the first. Nickel stated he would, and we can have a workshop. We can give it to the Council all at once on the 15th if they would prefer. Chadwick asked if that will include the review that Council has done. Nickel stated that it would, and we could review it at the second Council meeting. Keyes stated we could do a workshop on the 15th. Nickel stated that the agenda only has final plats. Keyes is in favor of changing the Council meeting to a workshop with additional workshops. Nickel stated that there is a vacation which is a public hearing, but it can be moved. Nielsen suggested scheduling workshops now for the 17th, 22nd and 24th of October. Keyes stated he will be gone on the 24th. Workshops for the 17th and 22nd. We can target holding a special council meeting on the 12th of November. Workshops will be the 17th and 21st and there will be no Council meeting on the 15th of October as Nielsen and Hershey will be gone and we won't have a quorum.

Committee Appointments: Keyes asked to have Chip Sitton appointed to the Beautification Committee.

Reports:

Staff – Nickel met with the Ada County Planning Staff as a follow-up to the joint meeting with the Commissioners meeting. They were impressed with Council. They see a good relationship and Nickel reminded Council of the workshop on the 16th.

Council – Hershey met with the Fire Commission and all things are well. The Pheasant Hunters Breakfast will be at the new Fire Station. Hershey recommends everyone go and tour the facility and encourages everyone to vote on the bond.

Keyes stated the Air Quality Board is moving forward for operation control to transition over to COMPASS as of October 1st. The temporary agreements with ITD and Beans are done. He is re-negotiating for placement. He met with his committee yesterday to go over dog park plans on site. The land is ready to be cleared. There was discussion on pulling irrigation lines across the park. The Committee is pretty close to concept drawings; they may get pretty decent bids for landscaping. There are people willing to give us a grant. He is also working on walking paths. The dog fence is moving along pretty well. Keyes did a presentation with Bob McQuade on property taxes 101, they clarified how property taxes work.

Chadwick stated that the ACHD Commissioners will meet with us on October 1. They are actually working on our projects and are working on the Plummer Road bridge. The entire Commission won't be there, it will be Mary May, Kent Goldthorpe and Sara Baker.

Nielsen stated the EDC meeting was pushed out this month. With regards to the Ada County Commissioners meeting, there are two things he is happy with: the long-term transportation plan, he is really happy to hear that COMPASS has started on a plan for light transit, the other is the discussion on the true cost of growth. What should we be doing to maintain the infrastructure we currently have? Nielsen asked where we are at with the internet technology to have our meetings broadcast?

Mayor – The Mayor stated that regarding the dog park he has had several meetings with Maintenance, and we are getting bids for clearing and land work. He is also looking at irrigation to tie in with the subdivision; an agreement is done and has been sent to them. We probably won't get seeding down this fall. The Mayor has instructed Maintenance to clear the dog park. Irrigation will be at dog park as well. He has not done very much with the capabilities with viewing our meetings on line. He has not followed up with Ernie. Nielsen would be happy to assist with that. The TVP meeting was about funding and growth issues which is a big concern with all counties and cities. They talked about Impact Fees – growth will pay for itself through impact fees. Schools cannot levy impact fees. The Mayor stated that they may be creating pressure on the legislators to change this. He apologized that he missed the meeting with Ada County, but was able to spend a couple days with his Dad before he passed. The Chili contest is this Saturday.

The Mayor adjourned the meeting at 8:19 pm

Approved:

Respectfully submitted:

Charlten Bell, Mayor

Cathy Ward, City Clerk-Treasurer