



STAR CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 6, 2021

7:00 PM

Agenda Item 1) CALL TO ORDER – Mayor Chadwick welcomed everyone to the meeting and opened the meeting at 7:00pm

Agenda Item 2) INVOCATION – Jason Carr with the Interfaith Group led the invocation.

Agenda Item 3) ROLL CALL – Present were Mayor Trevor Chadwick, Council President David Hershey; Council Members; Michael Keyes, Jennifer Salmonsens and Kevin Nielsen. Staff present were City Attorney Chris Yorgason, Public Information Officer Dana Partridge, City Planner Shawn Nickel, Assistant City Planner Ryan Field and City Clerk / Treasurer Jacob Qualls.

Agenda Item 4) PRESENTATIONS – No Presentations

Agenda Item 5) CONSENT AGENDA (ACTION ITEM)

- Council Member Keyes moved to approve the Consent Agenda items; March 16, 2021 City Council Minutes with scrivener errors to be corrected, Claims submitted, Findings of Fact for Paint Point Subdivision (Rezone 20-11, Development Agreement 20-26, Preliminary Plat 20-16, and Plat Revision 20-06), Final Plat for Craftsman Subdivision #5 (Final Plat 21-03), and Rosti Farms Subdivision #3 & #4 (Final Plat 21-04 and Final plat 21-07) and removing Final Plat for Sunfield Estates Subdivision (Final Plat 21-02) from the consent agenda; Council Member Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.

Agenda Item 6A) PUBLIC HEARING: Wildrye Subdivision Preliminary Plat & Development Agreement Modification (Preliminary Plat 21-02/ Development Agreement Modification 21-01)– Previously tabled from March 16, 2021.

Mayor Chadwick opened the public hearing at 7:07 pm. All Elected Officials reported they had not had ex parte' contact.

Applicant Representative Sabrina Durtschi, 3103 W Cheryl Drive, Meridian Idaho

Ms. Durtschi explained the project explaining the location of the subdivision, amenities offered, lot sizes and average open space along with the amenities built in Phase 1.

Council President Hershey asked why the east side lots appear larger. Ms. Durtschi explained the lots on the east side diminished from 13 to 11 garden lots subsequently making them larger.

Council Member Keyes asked who owns the 44 feet of roadway between Craftsman Estates and Wyldrye. Ms. Durtschi explained that the vacation of the roadway is already complete and ½ of each side of the roadway goes to each development.

Mayor Chadwick began to recognize members of the public.



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Debbie Phelps, 2093 N Starhaven Avenue, Star Idaho

Mrs. Phelps explained she lives on the west side of the proposed subdivision. She also explained concern regarding 15' of buffer which may only be two feet of buffer. She is concerned for the trash, weeds and no room to walk. CanAda Road is also a concern with new lights on the south side of the street. She is also concerned with the increase of traffic coming through her neighborhood.

Mayor Chadwick explained that ITD has performed a traffic study and will be making improvements to the area.

David McClellan, 2041 N Starhaven Avenue, Star Idaho

Mr. McClellan explained he was uncommitted but wanted to express on January 19 when a neighborhood meeting was held, he had expressed his concern of an eight to ten foot buffer walking path. He also voiced concern over a gravel two-foot pathway. He had reviewed the landscape plan on page 30 of the application. He also suggested the buildings be single story and expressed the average lot was just under 10,000 square feet. He also suggested that a light be placed on CanAda Road and State Street to help with the increased traffic.

Melissa Hartley, 2067 N Starhaven Avenue, Star Idaho

Ms. Hartley voiced her concern over increased traffic and a traffic pattern that did not seem conducive with the neighborhood. She suggested speed bumps and an increased buffer between the Wildrye Development and the other developments in the area.

Applicant Representative Sabrina Durtchi, 3103 W Cheryl Drive, Meridian Idaho

Ms. Durtchi rebutted testimony by explaining that change is often difficult and understands the neighborhood concerns. She explained the development does have common lots in which Craftsman Estates and other citizens can utilize the pathways.

Developer, Adam Kapal

Mr. Kapal explained that building up to the property line in the development can be confusing. The Homeowner's Association has common lots.

Council Member Nielsen asked if fencing will be included. Mr. Kapal explained that six-foot vinyl privacy fencing would be installed.

Council Member Salmonsens asked if the HOA pathway would be surfaced, Ms. Durtchi explained that it would be a stone material surface at this time. She further explained that this pathway was adjacent to the Middleton Canal.



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Council Member Keyes asked about the two-foot buffer and if the vinyl fence would be wood style in appearance and who would be performing the weed control. Ms. Durtchi explained three common lots are still owned and controlled by the HOA.

Council Member Keyes explained his concern of three neighbors expressing they believed Toll Brothers promised and there is not a representation of a walking path. Ms. Durtschi explained there is an easement in place. She further explained Craftsman residents are allowed to use the public pathways and will put it in the CCR's if necessary.

Council Member Salmonsens wanted to make sure the pathway was public and asked about the ACHD report and suggested the streets be longer. A suggestion as for additional traffic calming measures be in place and to review the ACHD plan.

City Planner Nickel explained the ITD submittal included the proportionate share agreement.

Council Member Nielsen believed the existing privacy fence could be a hassle and expensive and suggested a creative solution be sought. Mr. Kapal stated that they as Toll Brothers cannot compel an existing development to agree.

Council Member Salmonsens suggested that construction traffic enter on the east side of the development to move away from existing homeowners in other developments.

Mayor Chadwick closed the public hearing at 8:06 pm.

Agenda Item 6Ai and 6Aii) Wildrye Subdivision Preliminary Plat and Development Agreement

Council Member Nielsen thanked the applicant and the public for bringing their application and concerns to the Public Hearing. He stated he believed the application was good and he was in support of the preliminary plat.

Council Member Keyes thanked the applicant and the public as well. He stated he believed the application met the Comprehensive Plan and the neighborhood was residential which allows for three to five homes per acre. He explained this application came with three homes per acre and suggested the city negotiate conditions of approval. He wanted to make sure the pathway materials used were the construction standard and ten feet allows for ADA Compliance.

Council President Hershey suggested the applicant work with city staff to a resolution on the minor details.



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- Keys moved to approve the Wildrye Preliminary Plat 21-02 with conditions and the Wildrye Development Agreement 21-01 Modification; Council Member Nielsen seconded the motion with all members present signifying aye. Motion carried.

Agenda Item 7A) Approval to change pay cycle by Resolution from Monthly to Semi-Monthly

- Council Member Keys moved to approve Resolution 2021-01, changing the pay cycle from monthly to semi-monthly; Council Member Salmonsens seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.

Agenda Item 7B) Approval of Services Agreement; Dennis Holte, DBA: DMH Enterprises

- Council President Hershey moved to approve the DMH Plumbing Inspection Contract with the changes and authorized the mayor to sign it; Council Member Nielsen seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.

Agenda Item 7C) Approve Ordinance 330 – Rezoning 1133 South Main Street and Development Agreement

- Council Member Keys moved to introduce Ordinance 330, suspend the rules requiring three separate readings on three separate days and read by title only once; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye, Keys – aye, Salmonsens – aye, Nielsen – aye. Motion carried.

Council Member Keys then read Ordinance 330 by title.

- Council Member Hershey moved to approve Ordinance 330; Council Member Nielsen seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.

Agenda Item 7D) Approve Ordinance 331 – Canvasback Subdivision Annexation / Development Agreement

This item tabled due to a computer server issue at City Hall until April 20, 2021

Agenda Item 8A) Elected Official Reports

Council Member Salmonsens reported a group from the Parks, Arts & Beautification and other volunteers helped to pickup garbage around the Heron River Estates area. She reported that much of the refuse was from construction material that had blown over. Construction workers helped to pick up some of the refuse.

Salmonsens also reported the Star Chamber Eggstravaganza was a huge success with hundreds of participants.



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Council Member Keyes reported he has been meeting with the Canyon County Highway District #4 group and should have an impact fee agreement ready to present in May. City Attorney Chris Yorganson stated there would have to be a public hearing process followed and encouraged Keyes to include him in the discussions.

Keyes also reported on the Snake River Association and they are querying processes. He also reported the Star Water & Sewer District has three major projects they are working on.

Council President Hershey reported the Valley Regional Transit has reported ridership is down especially with the Senior Center being closed for a time.

Hershey also reported the Historical Committee will meet on April 20.

Mayor Chadwick reported he and Keyes met with Idaho Transportation Department associate Mariah Ruttledge recently to discuss flags for pedestrians in the area between City Hall and Star Mercantile.

Chadwick also encouraged everyone to attend open houses for the South of the River Plan on April 14, 15 and 16. He stated post cards were sent out to all addresses within the Star Post Office delivery area and encouraged community involvement.

Mayor Chadwick also reported he met with the third-grade classes from Star recently and met near 120 students!

Agenda Item 8B) Staff Reports

City Planner Shawn Nickel reported McDonald's would be coming to town, no public hearing would be required at this time.

Nickel also reported that development has not stopped or slowed in Star. He estimates there will be two public hearings per regular City Council Meeting from now until late this fall.

City Clerk / Treasurer Jacob Qualls reported some of the financials would be difficult to attain just yet but hopes to share a Profit & Loss and Income Statement at the next meeting. Qualls reminded the council the reports are only a snapshot in time and are only as valid as the numbers being keyed into the reports.

Agenda Item 9) Adjournment

Mayor Chadwick gaveled the meeting adjourned at 8:49pm.

Trevor A Chadwick, Mayor



ATTEST:

Jacob M Qualls, City Clerk / Treasurer