



## **STAR CITY COUNCIL MEETING MINUTES**

December 15, 2020

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

The regular meeting of the Star City Council was held on Tuesday, December 15, 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. INVOCATION:** Jason Myers, Church of Jesus Christ of Latter-Day Saints

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

Council Present: David Hershey, Michael Keyes, Jennifer Salmonsens, Kevin Nielsen  
Council Absent: None

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

Keyes moved to approve the agenda. Hershey seconded the motion.

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

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

Keyes moved to approve the consent agenda. Hershey seconded the motion. Salmonsens added a change to Norterra Subdivision. Keyes amended his motion. Hershey amended his second.

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

### **6. PRESENTATION:**

#### **A) Western Alliance for Economic Development Update – *Tina Wilson***

Wilson gave a short presentation on their activities and accomplishments. Wilson will assist with several future projects requested by the Mayor and Council. They will set up a meeting in January to collaborate.

#### **B) Beautification Committee Service Award – Chip Sitton**

The Quarterly Service Award was given to Mike Olsen for his outstanding work in the community and on the committee as well.

### **7. OLD/NEW BUSINESS:**

#### **A) Public Hearing – Moyle Estates Subdivision No 2, Annexation & Zoning, Development Agreement, Preliminary Plat**

The Mayor opened the public hearing. No ex parte contact from Council members.

**Applicant:** *Becky McKay* – 1029 N Rosario, Meridian, ID 83642

Applicant is seeking approval of an Annexation and Zoning (R-3), Development Agreement and Preliminary Plat for a proposed residential subdivision consisting of 74 residential lots and 12 common lots. McKay gave a detailed description of the plan and overview of the project and conditions. There were questions from Council and the Mayor regarding stub streets and buffering size, roof lines/bonus rooms and setbacks, ground water monitoring, sidewalk cutouts and pedestrian ramps, lighting and proportionate shares, and mailbox clusters.

#### **Public Testimony:**

**Gary Madenford** – Address 3605 N Pollard Lane, Star ID 83669

Madenford was in favor of this project. He likes the upper end homes, thinks that traffic is a non-issue, and commended the council for their time, effort and wisdom.

**Kerrie Knots** – 960 W Beacon Light, Star ID 83669

Knots noted several things she would like, including making sure the Farm Act is in the CC&Rs, having a 6 ft berm and 6 ft fence with proper fencing for livestock, having access to the easement for farm equipment, having no two-story homes on lot 66 and 67, and discussed underground power, an electric gate, and access to irrigation.

**Chad Gillis** – 3401 N Pollard, Star ID 83669.

Gillis was in favor of this project and represented his father as well. He had concerns regarding the diversion box, settling ponds, piping the ditch, the limited amount of water being used for irrigation, and he requested to have access to the diversion box on the NE corner.

**John Pickins** – 10200 W Scenic View Lane, Star ID 83669

Pickins was in favor of this project. He appreciates the larger lots and the pride they are taking in the project.

**Online, Mike Thompson** – 3301 N Pollard Lane Star, ID 83669

Thompson mentioned that no one had made contact with them. His concerns included drainage, ditch flooding, grade and absorption rate. He asked about water studies and the completion time for phase 1. He requested to have the trees retained and have adequate fencing along the property line.

**Online, Cody Larsen** – 9393 W Beacon Light, Star ID83669.

Larsen's biggest concern was the settling pond and having it be protected. He is also concerned about privacy.

**Online, Robert Fehlau** – 2203 N Sunny Lane, Star ID 83669

Fehlau had similar concerns as the previous comments but his main concern was in the increase of number of homes, traffic, space in schools how the infrastructure will be able to support the number of homes.

**Barbara Moyle** – 9800 W Beacon Light Rd, Star ID 83669

Moyle said all her concerns have been addressed and she is in favor of this project.

**Rebuttal:**

McKay addressed each of the public comment concerns. Keyes clarified that language would be put into the development agreement that they will participate in the proportionate share agreement with ITD and make a condition that the lots adjacent to the Knot's property would be limited to single story and could be rescinded if the property is sold. There was a brief discussion regarding the 6 ft berm.

The Mayor closed the public hearing and went into deliberations. Council members expressed their approval of the project and Keyes moved to approve with the additions to the development agreement discussed earlier. Nielsen seconded the motion. The Council supported having a condition regarding setbacks for a two-story home, pending a discussion with the building official. Keyes amended his motion. Nielsen seconded the amended motion.

**VOTE:** Approved with conditions. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

**B) Transportation Committee – Presentation and Action on Adoption of Proposed ECAMP Map Revision**

Chairman, John Tensen briefly listed the revisions and mentioned that The Transportation Committee had reviewed and approved the map to be incorporated into the comprehensive plan.

**Maxine McCombs** – 2211 N Schreiner Lane, Star ID 83669.

McCombs was concerned with the conceptual alignment proposed future road classification with W Rolling Hills and asked that they deny the road the way it is listed on the map. It was agreed to remove the section between Brandon and Pollard.

**Robert Fehlau** – 3333 Sunny Lane, Star ID 83669.

Fehlau agreed about the road going through Rolling Hills and thanked the Council for agreeing to remove it.

Keyes moved to approve the revised ECAMP map with the removal of the W Rolling Hills Dr between Brandon and Pollard. Hershey seconded the motion.

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

**8. REPORTS:**

**Councilman Hershey** – Met with the fire district all is going well. Wished everyone a Merry Christmas.

**Councilman Nielsen** – Thanked the Transportation Committee and staff for their work on the map, mentioned the tree lighting and open house and is excited to have that property available for citizens.

**Councilman Keyes** – Thanked the Mayor for the 960 Main facility and the asset it is to the city, and thanked staff for the document scanning effort. He attended the AIC Legislative Summit.

**Councilwoman Salmonsén** – The Pathway & Beautification Committee cleaned up the corner across from Maverik, and the committee will be meeting at City Hall tomorrow for their monthly meeting.

**Mayor Chadwick** – Shared the success of the 960 Main tree lighting ceremony. The fiber grant is completed, and a letter was sent to the principals of schools for kids who struggle with Wi-Fi at home to be able to access it. The scanning project was completed 2 weeks ahead of schedule. The building dept software project will start in January. He received the conceptals for Hunters Creek Park and it will be on the agenda to approve in January. The Mayor wished everyone a Merry Christmas and safe New Year, reminded everyone to help each other stay healthy and talked about hospital staff's efforts to manage the virus.

**9. ADJOURNMENT:** The Mayor adjourned the meeting at 8:58 pm.

**10. EXECUTIVE SESSION**

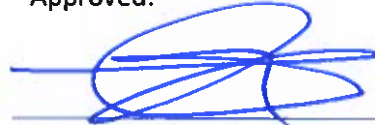
Keyes moved to go into Executive Session. Salmonsén seconded the motion. Roll Call vote. All ayes. The Executive session adjourned at 9:35.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A Chadwick, Mayor