



STAR CITY COUNCIL MEETING MINUTES

October 20, 2020

1. CALL TO ORDER:

The regular meeting of the Star City Council was held on Tuesday, October 20, 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. ROLL CALL:

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

3. APPROVAL OF THE AGENDA:

Keyes moved to approve the agenda. Hershey seconded the motion. All ayes. Motion carried.

4. CONSENT AGENDA:

Keyes moved to approve the consent agenda. Hershey seconded the motion. Correction on the minutes of a misspelled street name. All ayes. Motion carried.

5. PRESENTATIONS/PUBLIC INPUT:

A) Presentation:

Canyon Highway District #4 – Chris Hopper

Hopper gave a history of their Impact Fee Program, the methodology to calculate fees, impact fee collection and distribution, project responsibility, individual projects, Capital Improvement Plan and impact fee schedule, cycle update, Master Agreement, main tasks ahead, comprehensive plan amendment, impact fee adoption and Interagency Agreement.

B) Public Input: No public input.

5 MINUTE RECESS FOR TECHNICAL ISSUES

C) Committee Reports:

Councilwoman Salmonsens – The Pathways and Beautification Committee approved rules for the dog park, along with a sign for the River Walk regarding dog waste pick up. They have a meeting scheduled with the Irrigation District to talk about public pathways and will have a Master Pathways Plan and a Design Element Plan by the end of the year. "Make Star Shine Day" is scheduled for November 14. The Alzheimer Garden held at City Hall in September was a success.

Councilman Keyes – The Transportation Committee is working on an update to the Economic Corridor Management Plan and the earlier presentation showed what they have been doing with the impact fees.

6. OLD/NEW BUSINESS:

A) Public Hearing – Sunfield Subdivision Annexation & Zoning

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

Applicant: Dan Lardie – 1324 1st Street South, Nampa ID 83651

The applicant was seeking approval of an Annexation and Zoning (from RUT to R-3), a Development Agreement and Preliminary Plat for a proposed residential subdivision consisting of 70 residential lots and 5 common lots

and consists of 26.1 acres. Lardie illustrated the changes that were made after working with Staff and a meeting with the neighborhood, addressing their concerns regarding lot size, the special transitional overlay area, a stub road, storm water runoff, a lift station and irrigation controls. There was discussion regarding the sewer lift station, usable open space, public pathway access, sidewalks, improvements along Beacon Light, and compensation.

Public Testimony:

Will Eason – 10174 W Star Acre Dr, Star ID 83669.

Eason noted that the Comp Plan calls for larger lots, setbacks and buffers, but this plan does not meet that. He would like to see them held to the standard of 1 acre lots with 100 ft setbacks and 1 unit per acre, keeping consistent with surrounding properties. There was discussion regarding the stub road, with all agreeing that they would like it to be removed if they can obtain ACHD's approval.

Denise Eason – 10174 W Star Acre Dr, Star ID 83669.

Eason also mentioned eliminating the stub road and said she likes Star's vision for its rural feel and emphasized the importance of creating that transition between rural and urban while preserving the natural habitat and wildlife and maintaining the natural rural beauty of Star.

Steve Greene – 9999 W Star Acres Dr, Star ID 83669.

Greene was concerned about lot sizing, stating that an adequate transition would be 1 acre lots with single story homes, consistent with the direction given for previous abutting overlay areas. Other concerns were storm drainage and open space. He approves of the trail but would like to have lighting mandated to be directed away from the properties. He is also in favor of having the stub road eliminated.

Kurt Krause – 9951 W Rolling Hills Dr, Star ID 83669.

Krause supported what his neighbors said and considers a good transition to be 1 acre lots with 100 ft setbacks. He reiterated that this area had been referred as a legacy area and asked for that to be taken into consideration.

Rebuttal:

Lardie defended that his plan complied with the Comp Plan and Zoning Ordinance and there was a subsequent discussion regarding how the Comp Plan was worded as well as the intention of the words. Discussion continued regarding 1 acre lots vs ½ acre lots with significant buffers of about 50 ft, having a condition to have fugitive lighting be contained and directed away from adjacent properties, including in the Development Agreement to put an easement on the pathway for public use. It was also suggested to put lighting and pathways conditions in the CC&Rs as well. Lardie asked for an opportunity to table this project and work with Staff again, rather than be denied.

Don Newell – 1950 S Channel Way, N Eagle 83616.

Newell is working with Dan Lardie as an additional applicant. He stated that they would be willing to put the 50 ft buffers in lieu of 1 acre and include a berm and split rail fence. He agreed to add the lighting into the CC&Rs. There was more discussion regarding the wording in the Comp Plan, whether to eliminate the stub road, approving the project tonight with conditions or tabling to the next Council meeting.

The Mayor closed the Public Hearing and went into deliberations. Discussions included having the applicant meet with the neighbors and coming up with a more definitive plan and deciding what items needed to be added to the Development Agreement. Keyes moved to table the application until November 17, have staff write a letter to ACHD in support of eliminating of the stub road and have the applicant work with neighbors to come up with the most mutually agreeable solution to the lot sizes. Hershey seconded the motion. There was a brief discussion about being more specific, so Keyes amended the motion to include that the applicant work with the neighbors and come up with a clear preference if the neighbors would like 1 acre lots or ½ acre lots with a significant buffer. Hershey amended his second. All ayes. Motion carried.

Due to the number of ordinances, instead of dispensing of the rules one by one, Hershey moved to dispense with the rules to be able to approve Ordinances 316, 317, 318, 319 and 320 after reading once by title only. Nielsen seconded the motion. Ayes: Hershey, Nielsen and Salmonsens. Abstains: Keyes. Motion carried.

B) Ordinance No 316 Inspiration Homes Subdivision Rezone

Hershey moved to approve the ordinance. Nielsen seconded. There was discussion regarding what happens with the property of a deceased owner and mention of another parcel number that will be added. Roll call vote, Ayes: Hershey and Nielsen, Abstains: Keyes and Salmonsens. Motion carried.

C) Ordinance No 317 City Code Amendments

Nielsen moved to approve the Ordinance. Hershey seconded. There was discussion regarding liquor facility hours, the differences in City and State codes, whether the City should change the time in the Code and if wording in the Code should be changed. Nielsen amended his motion to put the line item to back to 2am. Hershey amended his second. There was an additional discussion regarding Inspector reports, what they were, who they should go to and if that item needed to be retained, modified or removed from the Code. It was decided that appointed inspectors would submit quarterly reports to Planning/Zoning Administrator, Shawn Nickel. Nielsen amended his motion. Hershey amended his second. Roll call vote, all ayes. Motion carried.

D) Ordinance No 318 Hordemann Annexation

Keyes moved to approve the ordinance. Hershey seconded. Roll call vote, all ayes. Motion carried.

E) Ordinance No 319 Openshaw Annexation

Keyes moved to approve the ordinance. Nielsen seconded. Roll call vote, all ayes. Motion carried.

F) Ordinance No 320 Haven Ranch Annexation

Salmonsens moved to approve the ordinance. Nielsen seconded. Roll call vote, all ayes. Motion carried.

REPORTS:

Jake Vogt, Star Chief of Police – He introduced new Deputy, John Taylor, who is assigned to the graveyard shift. The Department will be participating in the No-shave November fundraiser to give back to community.

Councilman Hershey – Nothing to report.

Councilman Keyes – Attended the Star Sewer and Water District board meeting and everything is on track except the plant improvements to meet the new EPA standards are a little behind due to COVID, but they are still set to beat the EPA deadline by 2 years.

Councilwoman Salmonsens – Attended the monthly Air Quality Board Meeting and is scheduled to meet with the local station owner.

Councilman Nielsen – Nothing to report.

Mayor Chadwick – 960 Main is coming along and is scheduled to be completed the 2nd or 3rd week in November. Fish have been dropped at the pond and have a regularly scheduled stocking program. The Mayor reminded Council about a call for the Sub Area Plan. He is working on pricing to do an architectural overlay for the CBD. The Traffic Impact Study came back favorable to have lights at Moyle and Seneca Springs.

ADJOURNMENT: The Mayor adjourned the meeting at 9:14 pm.

Respectfully submitted:



Meredith Hudson, Deputy City Clerk

Approved:



Trevor A. Chadwick, Mayor