

**Star City Council
Meeting Minutes
June 2, 2020**

The regular meeting of the Star City Council was held on Tuesday, June 2, 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 and Kevin Nielsen and Councilwoman Jennifer Salmonsens were present, and Councilman Michael Keyes attended via ZOOM.

APPROVAL OF THE AGENDA: Nielsen moved to approve the agenda. Keyes seconded the motion. All ayes. Motion carried.

CONSENT AGENDA: Keyes moved to approve the agenda. Nielsen seconded the motion. Hershey mentioned that there was a typo on the September 3, 2109 minutes. They had tabled Mr. Todd until the 20th, and the minutes read 2020, instead of 2019. Keyes made some corrections on names from the minutes: Zack Autin, Liz Paul and Mike Homza. Also, Greiner's Hope Springs was labeled Amazon Falls Subdivision and should be Greiner's Hope Springs Subdivision. Keyes modified his move to approve and Nielsen amended his second. All ayes, with the exception of Salmonsens, who abstained from the minutes. Motion carried.

PRESENTATION: Presentation by Ada County Assessor, Bob McQuade. He gave an overview of property value assessment. By statute, the assessors have to be at 100% market value plus or minus 10%. The State Tax commission takes all the sales in Ada County and time adjusts them up to January 2020, compares the sales prices to their assessed values, and looks at the percent difference to make sure they are at that 90-110%. When they make assessments, they don't consider any information that comes in past the date of appraisal, so anything after January 1st would not be brought into the discussion. To come up with a taxable value, they take out home owners exemptions, add in operating property such as pipelines, railroad tracks, telephone line wire miles and will get the actual number after it has been approved by the Tax Commission. McQuade gave an overview of percentages and how this year compared to last year. He spoke of public concerns regarding job losses and tax burdens and plans to be less aggressive in their assessments to relieve the public's anxiety. He mentioned that Star has the most impressive numbers of growth compared to the other cities and counties and quoted statistics that put Star within favorable percentages with both residential and commercial. Keyes asked McQuade what triggers the change in status for new subdivisions. McQuade answered that they must include the Preliminary Plat, but it's the Final Plat that gives the values.

OLD/NEW BUSINESS:

Public Hearing – Ryken Meadows Subdivision:

Applicant: Bill Lynch, 25220 W Deep Canyon Dr, Star ID 82669. He is applying to annex a 5-acre parcel off Foothill Rd between Can Ada Rd and Blessinger Rd, as well as applying for a combined Preliminary and Final Plat. Lynch detailed his plans for the property, including a private drive to keep traffic low and pulling irrigation water to each lot, along with having a private well and septic system. Each lot would be 1 acre to maintain the rural feel. The Fire Department was concerned about sprinkling to buildings due to there not being a pressurized fire hydrant/fire suppression system locally, so they will include the requirement for sprinkling for each property. They are asking for a waiver on street lights, common space, space for schools, parks, public streets, pedestrian walkways, bike paths, curbs, gutters and sidewalks in order to maintain a rural nature. In lieu of a landscape buffer, they plan to build up the shoulder and taper off for a safer traveling lane and will landscape along the entrance and roadway. They spoke with the Postal Service and will put a turnout along Foothill Road that will be a cluster box for mail delivery. Keyes asked Lynch if he would be willing to make a donation equivalent to the

impact fees for those pulling a building permit application. Lynch was agreeable. It was determined that a Development Agreement would be created and it would be a condition of approval for each lot. Salmonsens was concerned about where children would wait for a bus and asked if they would be willing to put in a light at the entry of Foothill. Lynch replied that it would be reasonable to install a light, perhaps by the mailboxes.

Public Testimony:

Jeff Whitlock, 6697 Foothill Rd, Star ID 83669. Whitlock expressed opposition to the applicant, both on a personal level and with the proposal of 5 homes being built.

Jim Garrett, 6775 Foothill Road, Star ID 83669. Garrett is against annexation and is mainly concerned about his own well water if they punch 5 additional wells on the property. He is also concerned about increased traffic and stated that 5 homes would be too many.

Applicant Rebuttal: Lynch stated he never had an interaction with Jeff Whitlock but purchased the property from and made all agreements and compensations with his Whitlock's father. He stated that he is only asking to annex his own property and it would not affect the other properties along Foothill Road. He added that there is no indication that 5 additional wells would impact the water table in that area and that the Idaho Transportation Department (ITD) indicated there would be minimal traffic impact as well. Nielsen asked about water rights to dig the wells. Lynch responded that the water right would be applied for by each individual owner. Nielsen asked what the waivers do for our long-term vision. Building/Zoning Administrator, Shawn Nickel answered that each are covered in code allowances that you can waive in certain circumstances, such as a rural development like this. Nielsen explained that he was asking about the impact of long-term plan for connectivity. Nickel referenced a letter from ACHD that they indicated Foothill would be realigned and would eventually connect to New Hope, and that's where you would see the pathways. Hershey asked if it would be a cul-de-sac and Lynch replied that it would be more of a hammerhead turn around and there will be no easements to extend the road in any direction. Keyes asked if the private road will be paved. Lynch answered that it will be paved with asphalt, with a gravel shoulder. Keyes asked staff for clarification that the comprehensive plan calls this residential and would allow up to 5 homes per acre. Shawn confirmed that was correct. Keyes mentioned that with 1 home per acre, we would be well below the comprehensive plan.

The Mayor closed the public hearing and went into deliberations. Salmonsens asked if the property would be served by Star Police and Star Fire Department. The Mayor confirmed it would and mentioned that Canyon County Fire and Police would be a back-up. Hershey addressed the two citizens, stating that once a property is sold, the new owner is allowed to do whatever they wish with the property within the legal rights. He was initially concerned with all the waivers but feels that 5 houses will not be burdensome. Nielsen asked about a reciprocal agreement requirement of annexing into Star Sewer and Water. Legal Counsel, Chris Yorgason answered that if they are contiguous to the Star Sewer and Water District when an application is submitted, we would require that they annex in at the same time. It would not extend beyond the time of the application. Salmonsens asked to add a condition to require a street light at Foothill entry. Nielsen moved to approve the Ryken application with conditions to add the requirement of impact fees for Highway District 4 and to install dark sky compliant lighting by the mailbox. Salmonsens seconded the motion. Keyes added the need to include the Preliminary and Final Plat approval. Nielsen included those in his amended move to approve and Salmonsens amended her second. All ayes. Motion carried.

Public Hearing – Moon Valley Estates and Moon Valley Commons Subdivisions:

Since they had the same applicant, The Mayor opened both Moon Valley hearings simultaneously.

Applicant: Mark Tate, 1087 W River St, Boise ID 83702. Tate gave some background on the project and detailed the vision for each community. It is a mixed-use community where the Moon Valley Estates has half acre estate lots along the river and Moon Valley Commons is a smaller lot product. Each community would offer large common open space areas and many community amenities. Tate had addressed staff requests and met with the

Fire Services, who were in agreement with the plan. Keyes mentioned that ITD had referenced a lack of a Traffic Impact Study (TIS) and asked where the applicant stood with that. Tate replied that they did do a TIS and were given some conditions for the project through Ada County Highway District (ACHD) and have agreed to do improvements to State Street. Tate stated that there was not an additional impact study required. Keyes asked if Tate would be willing to get a letter from ITD removing their objection, and asked about a proportionate share of other improvements in addition to the current improvements they are doing. Tate replied that he would need more specific information. Keyes asked if there was an easement in the Moon Valley Estates addition to extend the pathway for a continuous greenbelt along the river. Tate illustrated the pathway and greenbelt connectivity. Keyes asked about the condition for an easement for water and sewer facilities prior to approval for the Preliminary Plat. Tate confirmed that they did have an agreement, explained where the easements were located and mentioned that they were annexed in to the Sewer and Water District. Keyes asked if a notice of application acceptance and completion had been issued. Nickel confirmed it had. Tate added that they were working with ITD to put up a berm and sound wall. Salmonsens asked if the pathways inside the development and the lake were public or private. Tate answered that the pathways were public but the lake was private. Salmonsens asked staff about the commercial property referenced in the Commons application. Tate replied that the whole property was zoned commercial, residential mixed-use and they don't have a specific plan for that parcel yet. The Mayor asked Tate to speak to the Development Agreement Modification. Tate explained that the Agreement included two items. First, annexing the Moon Valley Estates into the Development Agreement and second, that the city code requires a maximum of 2 units off a shared driveway, and it would allow them to do 4 units. Nickel added that it also allows to approve private roads. Nielsen referenced the Treasure Valley Tree Selection Guide and asked that they not plant anything in the "not to be planted" section.

Public Testimony:

Paul Akins, 8099 Moon Valley Road, Star ID 83669. He submitted a comment letter to the City and wanted to mention three issues. First, the developer was planning to relocate a drain ditch along with some collector ditches, and as part of their agreement they would take over maintenance of the ditches. He wanted to be assured that they would provide enough easement access for the maintenance and cleaning of the ditches and that there are no fences or obstructions that would prohibit access. Secondly, he would also like them to provide a collection mechanism to drain water so it doesn't go on his property. Lastly, he would like to see a plan in place for the additional traffic that would be generated.

Lloyd Akins, 10390 W Beacon Light Way, Star ID 83669. He is concerned about the traffic on Moon Valley Road, especially when commercial property is developed, that it will create traffic Moon Valley Road is not equipped to handle. He would like to see a plan to help with traffic and the availability to get in and out.

Kathy Freeman, 101 Beach Street, Star ID 83669. Freeman had questions on the types of housing, the values that will be placed on the properties, and what kind of Home Owners Association fees would be assessed.

Applicant Rebuttal: Tate assured that they would make sure there is adequate access to the ditches, and the HOA would provide maintenance. They have a license agreement with the Drainage District that has already been approved. As far as traffic, they are required to improve road frontages as things develop, and ACHD has done a traffic study which puts them within its threshold. As far as values, they created the cluster products for that reason, to have the community be a mix of different price points. The Mayor asked Tate to talk about the easement. Tate explained that there is a common lot on the West side with a turn around and a swale that can be maintained as a user ditch. The Mayor asked for a condition that they maintain their own water and easements on their property. Tate replied that he doesn't feel they need a condition for something they are already going to maintain. Salmonsens asked Tate to explain what agreed improvements were going to be done on State Street. Tate replied that after an analysis, they agreed to widen the road along State Street frontage and install a right-hand turn lane. Salmonsens asked if there would be a left turn lane out of the subdivision and Tate replied that there would be.

The Mayor closed the public hearing and went into deliberations. Keyes mentioned the Proportionate Share Agreement with ITD and wanted to make a condition of approval that they work with ITD to understand how the Proportionate Share Agreement will apply to them. He mentioned the traffic issues and wants to see the City make sure the transportation system is maintained to the best of our ability. Nielsen agreed with Keyes to make the Proportionate Share Agreement a condition, along with the planting of trees using the Treasure Valley Tree Selection Guide. Nickel mentioned that he had a conversation with ITD and this application was reviewed and accepted prior to the agreement. Tate confirmed that he went through the process with ITD with the original application for the entire project, and it was accepted. There was subsequent discussion on whether the application would be required to have another Traffic Impact Study. It was agreed to have a condition that the applicant would need to have a discussion with ITD before approval of the Final Plat. Nielsen raised the issue of whether or not the public hearing should be reopened. Yorgason advised that if any new items came up, the public should have the opportunity to comment. The Mayor reopened the public hearing for the public to be able to speak toward the traffic portions of the hearing. There was additional discussion regarding having a condition for Tate to get approval from ITD regarding the additional units that were added since the original traffic study, or to table the public hearing for two weeks. Keyes moved to table the public hearing for Moon Valley Estates and Moon Valley Commons to June 16. Hershey seconded the motion. All ayes. Motion carried.

REPORTS

Jake Vogt, Star Chief of Police – One of the biggest complaints is speeding vehicles and he will be addressing a proposal for a radar trailer. It will have the capacity to capture speed coming from both directions and will have the software to report back to HOAs, the City and citizens. He will have more information in two weeks.

Hershey – The Summer Lunch Program for the Food Bank Outreach has started and will be running on Tuesdays, Wednesdays and Thursdays through the summer. The Museum Committee will be getting started and the Fire will be going back to regular meetings as well.

Keyes – Last Saturday he participated with the Boise River Enhancement Network in a river cleanup. About 20 people showed up and picked up bags of trash. He had a question for The Mayor about the light at Plummer. The Mayor answered that they started construction yesterday. Keyes requested that for the Council Packet, the Land Use Report be put at the beginning of each applicant's information.

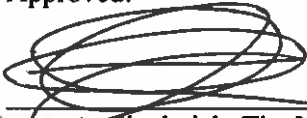
Salmonsens – The Pathway Beautification Committee is meeting June 4 at the Star Fire Station.

Nielsen – The Boise Area Metro Chamber of Commerce is going to resume meetings.


The Mayor mentioned that we have a credit card online payment processing system. He will have a meeting with the City Engineer regarding 960 Main. They have drawings done and should start soon. The Traffic Impact Study between Highway 16 and Seneca Springs is going and we should have the first draft report in July and the final report in August. He and Nickel met with ITD regarding their expansion in Star.

Adjournment: The Mayor adjourned the meeting at 9:23 pm.

Approved:


Trevor A. Chadwick, The Mayor

Respectfully submitted:


Meredith Hudson, Deputy City Clerk