

**Star City Council
Meeting Minutes
March 3, 2020**

The regular meeting of the Star City Council was held on March 3, 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, Michael Keyes, Kevin Nielsen, and Councilwoman Jennifer Salmonsens were present.

Approval of the Agenda: Keyes moved to approve the agenda and to table item 6A public hearing for Landyn Village Annexation/Zoning/PUD/Preliminary Plat and item 6D amendment to Republic Services Franchise agreement, Nielsen seconded the motion. All ayes: motion carried.

Consent Agenda: Keyes moved to approve the Consent Agenda consisting of: Special Meeting Minutes of February 11, 2020; Claims Against the City for February 2020; Council Liaisons & Committee Chairs; appointment of Cristan Weston to the Beautification & Pathways Committee; Appointment of Heidi Prigge, Kim Hershey & Cathy Ward to the Star Museum/History Committee; appointment of Impact Fee Committee members: Don Newell, Craig Groves, Terry Fesler, Chris Yorgason and the Mayor; Final Plat for Fallbrook Subdivision, Phase 3; and an alcohol license for the Rustic Table, Hershey seconded the motion. All ayes: motion carried.

Presentations/Committee Reports:

Public Input - No one from the public spoke.

Committee Reports – Dana Partridge, Chairman for the Activities Committee, stated they will be meeting on March 11th and will be voting on events for the Hometown Celebration. Events under consideration are the fun run, parade, breakfast, possibility of having the Boy Scouts participate, luncheon, pie auction, kids games, whether to have the talent show, there has been push back on them again having the Chandlers perform, looking to rebrand the marketing as this is the ten year anniversary for the celebration, and they are looking at sponsors. Nielsen asked if they would be taking suggestions for a new band and Partridge stated yes.

Matt Vrasper, Chairman for the Pathways and Beautification Committee, stated they will be meeting March 11th at the Fire Station. He will send updated draft designs for the dog park to the Mayor and Council for consideration. Andy Freeman is working with the school regarding artwork on the electrical boxes. The Mayor asked to have Freeman reach out to him and Keyes recommended they reach out to the City of Boise as they currently do artwork on their electrical boxes.

Jon Turnipseed, representing the Transportation Committee, stated they have reviewed the main corridor and are putting together recommendations for Council review. The Mayor asked if they could have the list for approval at the March 17th meeting and Turnipseed stated they could. They also will be going to the table with ACHD with some recommendations.

Old/New Business:

Public Hearing: Landyn Village Annexation/Zoning/PUD/PP – Mayor Chadwick stated the public hearing for Landyn Village has been tabled to May 5, 2020.

Public Hearing: Whitener Rezone and Planned Unit Development – The Mayor reviewed the process for public hearings, opened the public hearing and asked the Council if they had any conflicts of interest or ex-parte contact; hearing none, the Mayor opened the public hearing and asked the Applicant to speak.

Applicant: Jay Gibbons, South, Beck & Baird, 2002 S. Vista Avenue, Boise, Idaho stated he was representing Mr. Whitener. He stated the property is located at 10206 W. State Street, is 4.76 acres, and was annexed into the City in 2007 and given a zoning designation of MU with a development agreement. The new Comp Plan shows the property as being in the Central Business District, so they are asking for rezoning to CBD. They have also submitted a request for a PUD with a concept for development; a final plan will be brought back before Council for approval. They are proposing a development ratio of 50/50, with retail fronting State Street and single-family, two story townhomes to the rear for transitioning to the neighboring residential. They are planning for 32% of open space along the northern boundary and will ensure the existing irrigation ditch will be protected. They have been working with ACHD and ITD on road access and the concept plan proposes access onto State Street and cross access to properties going east and west. He asked the Council to approve the concept plan of a mixture of commercial and townhomes so they can pursue businesses to bring back a definitive plan for Council approval. The proposed development complies with Star's Comprehensive Plan as CBD with retail in front, live/work opportunities in the middle, and higher density residential transitioning toward the back.

Roads, parking, trees on site, amenities were discussed and Gibbons stated the roads would be 36 feet, they will meet City code regarding parking, most of the mature trees will need to be removed, and amenities have not been identified but looking at the possibility of a walking path. Concern was expressed with the 50/50 ratio of commercial and residential, with the Council indicating they would like to see more commercial. Gibbons stated they could realign a bit or choose a different product type to go to a 70/30 ratio with more commercial. This is a concept plan and they could make changes; the Council could condition their approval and they would make it happen.

Public Testimony: Steven Zinzer, 289 N. Baldy Place, Star, Idaho stated he is concerned with traffic, adding residential to commercial, with noise, with the type of restaurants that may go in, and asked if they will be covering the canal and how tall the buildings will be. Zinzer stated he objects to this project and doesn't feel the City can absorb more commercial.

Doug Kramer, 10343 W. Adirondack Court, Star, Idaho stated he was representing the Rockbridge Homeowners Association and their primary objection is the volume of the residential component. They feel the City needs more commercial/business and this project does not meet the City plan. He noted they are also concerned with traffic and realized there are limitations with access. Kramer stated this proposal for the residential portion does not meet with the City's plan for that area and the Council should hold a development request to their CBD specifications. There is a specific plan for that area and the Council should follow their plan. He asked Council to take into consideration all the comments in the letter from the Rockbridge HOA.

Applicant Rebuttal – Jay Gibbons stated in regard to the irrigation canal, by law it has to remain open or closed and they will follow the law on that. As far as live/work buildings, apartments over retail on first floor, it is something that can happen, and Council can define how much retail and living space they envision. In regard to traffic, they have traffic engineers waiting to do a study upon council approval. Discussion held regarding the request for a PUD and whether this proposal met the definition and why the Council would take action on it. Gibbons reiterated this is a concept plan and they are asking if they can do this type of mix. City Planner, Shawn Nickel, explained staff looked at this as a PUD and by approving it gives the developer the ability to go out and market the development. Council will be approving the uses that will be allowed in the matrix and they can put conditions on it. Keyes asked if he understood they were willing to be conditioned at 70% commercial and 30% residential, building

maximum at two-stories, would be willing to tile the ditch, and to work with ITD, ACHD and staff on the corridor meeting their ECAMP Map. Gibbons stated that was correct. Legal Counsel, Chris Yorgason, pointed out they can not force them to tile the ditch, but could restrict them to meeting what the irrigation company will require. Additional discussion regarding conditioning without seeing something definite, ACHD's report, the feasibility of a backage road, and the possibility of a stop light. The Mayor asked if they would be willing to pay their proportionate share of a traffic light to which Gibbons stated ACHD would probably require it.

The Mayor closed the public hearing and moved to deliberations.

Nielsen stated he agreed access was a concern; stated the project is appropriate according to our Comp Plan; he did not want to put a percentage on the project but would like the Council to state what they want, developer design and bring back.

Keyes was concerned the ratio for commercial should be increased and stated he did not object to going forward and conditioning it with conditions that would protect the City and neighbors.

Hershey stated he was also concerned with the commercial/residential ratio and had no objection to tabling for a more detailed plan; but was okay with approving the rezone.

Legal Counsel noted they could hold a workshop if notice is given, no public input would be taken, then another public hearing would be held at which public input would be taken. If they choose to table the application, they need to table to a date specific.

Nickel suggested tabling the whole application and looking at a workshop in-between.

Nielsen moved to table the application to April 7, 2020 and schedule a workshop in-between, Keyes seconded the motion. All aye: motion carried.

Public Hearing: Amended Flood Plain Ordinance No. 305 – Legal Counsel explained the proposed changes are for items the EPA is asking for and the proposed changes were recommended by the City Engineer who assisted with this. The Mayor noted he understood it was also adopting new Flood Plan maps and changing some minor wording in the Ordinance.

Mayor Chadwick declared the public hearing for Ordinance No. 305 open and asked Council if they had any questions and if anyone from the public had signed up to speak.

Public Testimony: No one from the public spoke.

Hearing no comments from Council or staff, the Mayor closed the public hearing and moved to deliberations.

Nielsen moved that pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 305 be considered after reading once by title only, Hershey seconded the motion. Roll Call: Hershey – aye, Keyes – aye, Salmonsens – aye, Nielsen – aye: motion carried.

Keyes moved to approve Ordinance No. 305, an Ordinance of the City of Star, Idaho, amending Ordinance No. 300; changing the designation of flood plain permit timeframes; changing the designation date of the flood plain map for the City of Star as amended for the Ada County area; changing the first

official Flood Plain Ordinance date adoption; and providing for an effective date, Hershey seconded the motion. All ayes: motion carried.

Reports:

Staff – Nickel stated he attended a meeting at Ada County regarding changing cell towers in Ada County and having a more unified ordinance for cell towers for City’s and the County. Would like to hold a workshop for a presentation. Discussed workshop dates for the cell tower, northeast corner of Chinden and the southwest overlay. Nickel will check availability dates and let Council know.

Chief Jake Vogt – informed the Council the department recently acquired dromes for use in river rescue, locating lost children or adults, searching for fleeing citizens and such. It is also capable of taking video of buildings and parks for planning purposes. The drones will be a shared resource in the department.

Council – Hershey stated he met with the Star Outreach’s new board and he is a member of the board.

Keyes stated there will be a transportation meeting tomorrow, he attended an ACHD meeting, attended the groundbreaking ceremony for the Star Sewer & Water District, toured the Fire Station and viewed the progress on their remodeling, and attended the Eagle State City address.

Salmonsens stated she attended an Air Quality Board meeting, COMPASS meeting, Expo Idaho meeting, and the Star Sewer and Water District groundbreaking ceremony.

Nielsen stated he attended the Boise Metro Chamber meeting and the Council workshops.

Mayor – The Mayor noted these various agencies are excited that Star is now being represented at their meetings. The Council held a workshop with the Association of Idaho Cities, and they covered various laws. He also attended the Star Sewer and Water District groundbreaking ceremony, and he held his first Mayor’s Meet & Greet at which approximately thirty citizens attended. The Mayor’s State of the City address will be held March 31, 2020 at 6:30 pm at LifeSpring Church. He noted he has been meeting with the Mayor of Eagle regarding the two City’s Areas of Impact.

Adjournment: The Mayor adjourned the meeting at 8:45 pm.

Approved:

Respectfully submitted:

Trevor A. Chadwick, Mayor

Kathleen Hutton, Deputy City Clerk