



## CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, April 05, 2022 at 7:00 PM

**PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.**

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Brian Howard – The Cause Church
3. **ROLL CALL**
4. **PRESENTATIONS:**
  - A. **Ada County Assessor's Office Presentation - Mr. McQuade**
5. **CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
  - A. **Approval of Claims** Provided & Previously Paid
  - B. **Final Plat:** Riverpark Estates Subdivision (FP-21-35)
  - C. **Final Plat:** Breitenbach Ridge Subdivision (FP-22-03)
6. **ACTION ITEMS:**
  - A. **Parks, Art & Beautification Committee Appointments:** The Parks, Art & Beautification Committee would like to have Cecile Porter and Claudia Sanders appointed to the Committee (**Action Item(s)**)
  - B. **Resolution #001-2022 Adoption of South of the River Plan Subarea Plan:** A resolution adopting the SOTR Subarea Plan into the Star Comprehensive Plan (**ACTION ITEM**)
  - C. **Findings of Fact - Langtree Bungalows Subdivision Amendment (AZ-21-11 / DA-21-16 / PP21-15 / PR-21-08):** Amending previously approved Findings of Fact on February 15, 2022 (**ACTION ITEM**)
  - D. **Request for Reconsideration:** Langtree Bungalows Subdivision (AC-21-11 / DA-21-16 / PP-21-15 / PR21-08) - Staff has received a request for Reconsideration for the Council Decision on January 18, 2022 approving the applications for Langtree Bungalows Subdivision. Since receiving this request, the applicant and neighbors have reached an agreement on additional conditions of approval and staff is recommending the City Council amend the original Findings of Fact to reflect these agreed upon terms. If the Council approves the amended Findings at the beginning of this meeting, the neighbors will withdraw their request for reconsideration. (**ACTION ITEM**)
  - E. **Ordinance 358-2022: Inspirado Subdivision Annexation & Development Agreement (DA-21-11):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON THE NORTHEAST CORNER OF N. STAR ROAD AND W. CHINDEN BLVD, IN STAR, IDAHO (ADA COUNTY PARCELS S0420336300; S0420336500; S0420315200; S0420428200; S0420325800; S0420325855), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ANTONOV STAR HOLDING LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL-PLANNED UNIT DEVELOPMENT WITH A DEVELOPMENT AGREEMENT (R-3-PUD-DA) OF APPROXIMATELY 124 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**INTRODUCE - ROLL CALL; SUSPEND RULES - ROLL CALL; READ; APPROVE - ROLL CALL**)
  - F. **Ordinance 359-2022 Starpointe Subdivision Annexation & Development Agreement (DA-21-09):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 6825 N. STAR ROAD IN STAR, IDAHO (ADA COUNTY PARCELS S0419428100, S0418417750 & S041942805), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY W WEST DEVELOPMENT LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-3-DA) OF APPROXIMATELY 29 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**INTRODUCE - ROLL CALL; SUSPEND RULES - ROLL CALL; READ; APPROVE - ROLL CALL**)
  - G. **Ordinance 360-2022: Oaklawn Crossing Subdivision Annexation & Development Agreement (DA-21-10):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 8005 W. JOPLIN

*Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at 208-286-7247, at least 24 hours in advance of the meeting date.*



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ROAD IN STAR, IDAHO (ADA COUNTY PARCEL S0419417200), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY PINNACLE LAND DEVELOPMENT LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) AND MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 25.87 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(INTRODUCE - ROLL CALL; SUSPEND RULES - ROLL CALL; READ; APPROVE - ROLL CALL)**

- H. **Ordinance 364-2022: Springtree Estates Subdivision Annexation & Development Agreement (DA-21-24):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 9220 W BEACON LIGHT ROAD, IN STAR, IDAHO (ADA COUNTY PARCEL S0333334020) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY RIVER BIRCH INVESTMENTS LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-3-DA) OF APPROXIMATELY 5.07 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(INTRODUCE - ROLL CALL; SUSPEND RULES - ROLL CALL; READ; APPROVE - ROLL CALL)**
- I. **Ordinance 365-2022: Kirshner-Dill Annexation & Development Agreement (DA-21-23):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 2689 N. BRANDON ROAD, IN STAR, IDAHO (ADA COUNTY PARCEL R7626810020) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY KAREN KIRSHNER-DILL; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA) OF APPROXIMATELY 10.9 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(INTRODUCE - ROLL CALL; SUSPEND RULES-ROLL CALL; READ; APPROVE – ROLL CALL)**
- J. **Ordinance 367-2022: Iron Mountain Vista Subdivision & Development Agreement (DA-21-21):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON W. FLOATING FEATHER ROAD, IN STAR, IDAHO (ADA COUNTY PARCELS R9545740040 & R9545740050) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY TBC LAND HOLDING LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-3-DA) OF APPROXIMATELY 16.46 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(INTRODUCE - ROLL CALL; SUSPEND RULES-ROLL CALL; READ; APPROVE – ROLL CALL)**

### 7. PUBLIC HEARINGS with ACTION ITEMS:

- A. **Public Hearing: Life Spring Church Conditional Use Permit (CUP-22-02)** - The Star City Council will hold a public hearing to hear testimony on a Conditional Use Permit to add a temporary modular classroom to their existing church facility at 174 North Star Road in Star Idaho. Oral testimony may be offered at the hearing. Written testimony may be received up to the time of or at the hearing.

### 8. ADJOURNMENT



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The meeting can be viewed via a link posted to the City of Star website at [staridaho.org](http://staridaho.org). Information on how to participate in a public hearing remotely will be posted to [staridaho.org](http://staridaho.org) under the meeting information. The public is always welcomed to submit comments in writing.

### **Land Use Public Hearing Process**

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Applicant has up to **20 minutes** to present their project

Council can ask the applicant questions and staff questions

Public Testimony (**3 minutes per person**)

1. Those for the project speak
2. Those against the project speak
3. Those who are neither for or against but wish to speak to the project
4. Council may ask the individual speaking follow-up questions that does not count towards their 3 minutes

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

Motion is made to approve, approve with conditions, deny or table the application to a date certain in the future

Thank you for coming to the Star City Council meeting, public involvement is fantastic and helps in shaping our city for the future. As this is a public hearing, there will be no cheering, clapping, jeering or speaking out during the hearing. Only the person at the podium has the floor to speak during their allotted time. If someone does speak out, cheer, claps, etc. they will be asked to leave the hearing and or escorted out of the hearing. We want to keep these hearings civil so everyone can be heard.

Thank you for your participation.

Mayor Trevor Chadwick

### **FUTURE MEETING TOPICS – INFORMATIONAL PURPOSES ONLY**