



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 06, 2025 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** – Mike Maglish, Connections Pastor LifeSpring Church
3. **ROLL CALL**
4. **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**
 - B. **Approval of Minutes May 7, 2024**
 - C. **Approval of Minutes: April 1, 2025**
 - D. **Approval of Minutes: April 15, 2025**
 - E. **Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development, Preliminary Plat**
5. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **The Quarry at River Park Preliminary Plat and Private Road (PP-24-05) (PR-24-04)** The Applicant is requesting approval of a Preliminary Plat and a Private Road, for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339 Blessinger Road Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre. **(ACTION ITEM)**
 - B. **Hacienda De Estrella Subdivision Planned Unit Development, Development Agreement Modification and Preliminary Plat (PUD-24-01) (DA-21-19) (PP-24-06)** The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres. **(ACTION ITEM)**
 - C. **Star River Crossing Rezone and Development Agreement (RZ-25-01) (DA-25-01) This item will be tabled to June 3rd.** The Applicant is requesting approval of a Rezone to Central Business District (CBD) and a Development Agreement for a proposed future commercial development. The property is located at 10122 W. State Street in Star, Idaho and consists of 6.27 acres. **(ACTION ITEM)**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Ordinance 415-2025 Terramor Subdivision (ACTION ITEM)**
 - B. **Ordinance 416-2025 LifeSpring Church Rezone (ACTION ITEM)**
 - C. **Resolution 2025-02 Ada County Comprehensive Plan Amendment to Adopt 2024 Capital Improvement Plan & Development Impact Fee Study (CIPs) for Ada County Jail, Coroner & EMS (ACTION ITEM)**
7. **ADJOURNMENT**



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The meeting can be viewed via a link posted to the City of Star website at staridaho.org. Information on how to participate in a public hearing remotely will be posted to 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

Staff presents the application

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