



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, March 07, 2023 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** – Pastor David Ax, Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Calendar Year 2022 Star Police Report**
 - B. **January 2023 Star Police Report**
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 Minutes:** February 21, 2023; June 7, 2022, November 1, 2022; & **Approval of Claims**
 - B. **Final Plat** - Rosti Farms Subdivision Phase 7 (**FILE# FP-22-30**)
 - C. **Findings of Fact / Conclusion of Law** - Medici Vista Subdivision (**FILE# AZ-22-08, DA-22-08**) & Medici Hills Subdivision (**FILE# AZ-22-07, DA-22-07, PP-22-12 & PR-22-04**)
6. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING: First Street Townhomes Subdivision (FILE# PP-22-16 & PR-22-07)** - The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho, and consists of 4.77 acres with a proposed residential density of 11 dwelling units per acre. Tabled from February 7, 2023 (**ACTION ITEM**)
 - B. **PUBLIC HEARING - Dutch Brothers / Stonecrest LLC (FILE# CU-23-02)** - The Applicant is seeking approval of a Conditional Use Permit for a proposed coffee drive-thru restaurant. The property is located at 12490 W. Goldcrest Street in Star, Idaho. (**ACTION ITEM**)
 - C. **PUBLIC HEARING - Star River Ranch North Subdivision (FILE# RZ-22-01 / DA-22-03 / PP-22-05)** - The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. The property currently has a Residential (R-5) zoning designation. The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000. (**ACTION ITEM**) **TABLE TO MARCH 21, 2023 AT STAFF REQUEST**
 - D. **PUBLIC HEARING - Naismith Commons Subdivision (FILE# AZ-22-10 / DA-22-11 / PP-22-15)** - The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 207 residential lots and 27 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre. (**ACTION ITEM**)
 - E. **PUBLIC HEARING - Noterra Subdivision Development Agreement Modification (FILE #DA-20-05-MOD)** The Applicant is seeking approval of a modification to the existing Development Agreement for the Norterra Subdivision annexation and zoning. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development. The property is located on the northeast corner of W. State Street and N. Can Ada Road in Star, Idaho. (**ACTION ITEM**)



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- 7. ACTION ITEMS** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinance on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-908; second of the motion; ROLL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE)
- A. **Floor Scrubber Purchase** - Authorize / Approve the purchase of a Floor Scrubber for use at City Facilities **(ACTION ITEM)**
 - B. **Ordinance 378-2023: Burnett Storage Annexation & Development Agreement:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 771 N. HWY 16, IN STAR, IDAHO (ADA COUNTY PARCELS S0409131605, S0409131500 & S0409131700), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY HWY 16 VENTURES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 16.76 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- 8. 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

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