



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 03, 2023 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7pm and led the Pledge of Allegiance.

2. INVOCATION – Host Coordinator, Haroll Wiley, LifeSpring Church

Host Coordinator Harrol Wiley from LifeSpring Church offered the invocation.

3. ROLL CALL

ELECTED OFFICIALS – Mayor Trevor Chadwick, Council President David Hershey, Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen were all present.

STAFF – City Clerk – Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Information Technology Director Shane Dale, Planning & Zoning Administrator Shawn Nickel, Assistant Planning & Zoning Administrator Ryan Field, Star Police Chief Zack Hessing, Mid/Star Deputy Fire Chief Victor Islas, City Attorney Chris Yorgason were also present.

4. PRESENTATIONS

- a. **Parks Art & Beautification Committee Presentation** - Dog Brick Donation - Hand & Paw
This presentation has been delayed to a future date.

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:**

This item has been tabled to a future date due to an agenda issue.

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 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AS DESCRIBED IN EXHIBIT A, IN STAR, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY WILLOWBROOK



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DEVELOPMENT, INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 726.6 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)**

Nickel explained this item needs tabled due to a legal description issue. It is expected to be corrected for the October 17, 2023 Regular City Council Meeting.

- b. **Time Extension (Haven Ranch Subdivision FILE: TE-23-05)** - The Applicant is seeking approval of a time extension for Haven Ranch Subdivision, consisting of 5 residential lots and 2 common lots on 5.1 acres. The subject property is generally located on the east side of N. Brandon Road, south of New Hope Road in Star, Idaho. Ada County Parcel No. R7626730100. **(ACTION ITEM)**

Nickel explained the request for a one-year time extension. He explained this was their first request for a time extension.

Council Member Salmonsens asked if there had been any issues with weed abatement. Applicant Chris Todd explained the equipment for weed abatement has been dropped off. It is also hoped the final plat will be completed and brought back before the City Council by the end of the year.

- Council President Hershey moved to approve the time extension for Haven Ranch Subdivision; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

- c. **Time Extension (Trapper Ridge Subdivision Phase 3 FILE: TE-23-02)** - The Applicant is seeking approval of a time extension for Trapper Ridge Subdivision Phase 3, consisting of 51 residential lots and 2 common lots on 13.69 acres. The phase is located in the center of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317. **(ACTION ITEM)**

Nickel explained the applicant has requested a one-year time extension for Phase 3 of the Trapper Ridge Subdivision. He stated the applicant has stated they are still working out their administrative extension and asked for an additional year.

Council Member Salmonsens asked about the weeds on the property, and staff replied there have not been any reports or issues at this time.



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Council Member Neilsen stated the city does not see a lot of time extensions and asked if the conditions can be placed on the extension. City Attorney Yorgason stated normally extensions do not come with conditions and usually if there is a problem with weeds or other issues it is handled administratively until which time it needs to be brought before the council.

- Council Member Salmonsens moved to approve the time extension for Trapper Ridge Subdivision Phase 3 to the date of February 17, 2025; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

7. **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. **PUBLIC HEARING: Iron Mountain Vista Subdivision De-Annexation (FILE: DE-AX-23-01)** - The Applicant is seeking approval of a De-Annexation of a small area along the south boundary line. Approximately 3,500 square feet or 0.08 acres. The subject property is generally located NE ¼, SW ¼ Section 4 T4N, R1W. Ada County Parcel No# R9545740040. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 715pm, read the rules of the Public Hearing Process and asked the City Council if they had any ex parte' contact to report; none reported.

Jay Walker, on behalf of Todd Campbell the applicant for Iron Mountain Vista Subdivision explained the purpose of the De-Annexation was to clean up the Record of Survey which was part of possibly an old handshake deal which allowed for a water service line to be installed on the property servicing properties which were not part of the Subdivision. This de-annexation is just east of the Iron Mountain Estates ridge and affects one lot of the subdivision which will be deeded to the adjoining lots. The property was part of the Worsley property and Record of Survey. Walker explained no additional access is required and the property will continue to be utilized for the adjoining properties for a utility easement but not part of the subdivision if the de-annexation were approved. Ada County suggested this be an administrative process and this will help with any future maintenance issues with the southern property owners. The property owners will retain access to the well head and pump and lines to those affected property owners.

Council Member Wheelock asked once the property is de-annexed, how is the city to make sure the adjoining property owners lots are not messed up with this process.



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Walker and City Attorney Yorgason explained language can be added to the recorded documents it with the county in the long-term record indicating the deed and binding the existing and future owners. owners.

Nickel explained the neighbors were noticed and the applicants had spoken to the neighboring property owners, and no one had raised issues to staff.

As there was no one present signed in to speak about the issue, Mayor Chadwick closed the public hearing at 7:31pm.

- Council President Hershey moved to approve the Iron Mountain Vista De-Annexation; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.
 - b. **PUBLIC HEARING - Starpointe Subdivision Phase 2 (FILES: AZ-23-03; DA-21-09 (MOD); PP-23-02; PR-23-02 & PP-21-10)** - The Applicant is requesting approval of an Annexation and Zoning (R-4), a Development Agreement Modification, a Preliminary Plat for a proposed residential subdivision consisting of 12 residential lots and 2 common lots, a private street and an amendment to the original Starpointe Subdivision Preliminary Plat. The property is located at 6777 and 6825 N. Star Road in Star, Idaho, and consists of 3.08 acres with a proposed density of 3.08 dwelling units per acre. The subject property is generally located on the west side of N. Star Road between Hwy 20/26 (Chinden Blvd) and W. Joplin Road. Ada County Parcel No's. S0419449020 & S0419417750. **(ACTION ITEM)**

Nickel explained the applicant has requested the public hearing be tabled to December 5, 2023, so they can continue to work with ACHD and other agencies.

- Council President Hershey moved to table the Public Hearing for Starpoint Subdivision to December 5, 2023; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick closed the meeting at 7:33pm

_____/s/_____
Trevor A Chadwick, Mayor

ATTEST: ____/s/_____
Jacob M Qualls, City Clerk - Treasurer