



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, July 05, 2022 at 7:00 PM

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**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick called the meeting to order at 7pm and invited the public to join in the Pledge of Allegiance.

**2. INVOCATION**

David Ax with the Calvary Chapel Star church offered the invocation.

**3. ROLL CALL**

Council Member Kevin Nielsen was excused from the meeting as he was overseas. Present were Council Members Kevan Wheelock and Jennifer Salmonsens; Mayor Trevor Chadwick; and Council President David Hershey participated via Zoom as he was in another part of the country.

Staff in attendance were City Planning Director Shawn Nickel, Assistant City Planner Ryan Field, City Engineer Ryan Morgan, City Clerk/Treasurer Jacob Qualls, Public Information Officer Dana Partridge. City Attorney Chris Yorgason attended via Zoom.

**4. PUBLIC HEARINGS with ACTION ITEMS:**

A. **PUBLIC HEARING – British Royal Motors.** The Applicant is seeking approval of a Conditional Use Permit for a proposed 9,050 square foot automotive repair and maintenance facility to be located on two existing commercial lots. The property is located at 11220 & 11230 W Hercules Dr in Star, Idaho.

Mayor Chadwick opened the public hearing at 7:03 pm and asked the Council Members if they had any ex parte contact or communication. All confirmed they had none.

**Applicant – Elizabeth Flower, 12702 W Lacerta Ct, Star ID**

Ms. Flower gave an overview of their business, emphasizing the uniqueness and specialization of their facility and the vehicles they service. She then gave a history of how the business started, sharing backstories of their family, their training and credentials, and specifics about their vision for the facility and landscaping.

They met with the HOA and homeowners and identified their concerns of privacy, noise, lighting, and vegetation. Ms. Flower outlined how those concerns would be addressed.

**Public Testimony**

**Michael Keyes – 338 South Long Bay Way, Star, ID**

Mr. Keyes spoke about the exception the applicant was requesting of having a gravel lot and described its characteristics and benefits. He talked about the site challenges, including being bound by easements and property line adjustments and discussed parking, vinyl siding, storm water retention, and fire egress, confirming that all aspects of the project would comply with the requirements and requests of staff.

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Council Member Salmonsens inquired about the number of employees. Ms. Flower replied that there would be at least three mechanics, as well as herself and her husband. Salmonsens then discussed parking and the requirements, confirming parking space requirements with City Planning Director, Shawn Nickel. Salmonsens also asked about hours of operation and there was further discussion regarding the gravel parking lot. Council Member Wheelock inquired where the vehicles come from, and Flower explained the process of how the vehicles are shipped in.

There was a continued discussion regarding the gravel parking lot, with Ms. Flower and Mr. Keyes further expanding on the features. Code Section 84B2b was referenced and it was confirmed that this exception could be granted according to the code, and there was reassurance that it would meet ADA requirements as well as dust and drainage requirements. Ms. Flower mentioned that in the Springtime, they were planning to put in grass and picnic tables providing a little pocket park for the community. There was a discussion regarding parking spaces and how they would be identified.

Mayor Chadwick asked Assistant City Planner Ryan Field to discuss the architectural design standards, specifically the vinyl siding. Mr. Field stated that the vinyl siding was not discussed when they did the design standards and suggested it should be taken into consideration, making sure it was quality vinyl and would meet the guidelines, as it will potentially set a precedence in the future for the Central Business District area.

Council Member Salmonsens asked about the back exterior of the building and there was a discussion regarding the aesthetics and making it adhere to the new architectural design standards.

**Bodie Hansen, 632 S Hydra Ave, Star ID**

Mr. Hansen stated that the business will be going in adjacent to his backyard and the biggest potential impact is the oil that could seep into his pond and become an issue for the fish and wildlife because there is no capture for that. His other concern was for the longevity of the British Motor company and if there was enough business to support them and what would happen to the property if they ever sold.

City Planning Director Shawn Nickel addressed the concern of the property being sold and suggested that the conditions would be specific for this use and if they sold or rented in the future, it would require a new conditional use permit and another public hearing, basically starting over again and ensuring the requirements are met with a new owner.

Michael Keyes acknowledged that there is a requirement for a sand and grease trap for their wash bay and they will make sure it is in place.

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Flower further explained how wide ranging their service was and how the vehicles were transported and unloaded and assured that they would adhere to the conditions as forth by Council in their motion. She explained that they have a company who comes in and takes their oil and it is stored based on the EPA standards, so there should be no concern with wildlife. There was a brief discussion regarding trash receptacles and one final discussion regarding parking.

Mayor Chadwick closed the Public Hearing at 8:00 pm and moved to Council deliberations.

- Council President Hershey moved to approve with the condition that the Conditional Use Permit would be specific to this application, not transferable, and would need to be resubmitted if the company sells, and that staff would work out the details of the parking, fencing, and loading area. Council Member Salmonsén seconded the motion. ROLL CALL VOTE: Hershey – aye; Salmonsén – aye; Wheelock – aye. Motion carried.

**5. ACTION ITEMS:****A. Parks, Art & Beautification Committee Appointments**

Vicki O’Keefe and Marilyn Jensen were nominated to be appointed to the committee.

- Council Member Salmonsén moved to approve their appointment. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsén – aye; Hershey – aye. Motion carried.

**B. DEQ/ Air Quality**

Council Member Salmonsén talked about possibly changing the code that requires emissions control within the City of Star. Vehicle emissions testing is currently required on three different levels; Federal, State and City. The State passed a new law going into effect July 2023 which strikes the requirement but would still be required on the Federal and City level. The Federal requirement will likely be going away also, and the City of Star would then decide whether to continue or also remove it. The Elected Officials were all in support of removing the requirement.

- Council President Hershey moved to approve. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Hershey – aye; Salmonsén – aye. Motion carried.

**6. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 8:09 pm and moved to a Budget Workshop.

\_\_\_\_\_/s/\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_/s/\_\_\_\_\_  
Jacob M Qualls, City Clerk-Treasurer