



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 15, 2024 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION – Bishop Scott Snelders, Church of Jesus Christ of Latter-Day Saints

Bishop Snelders led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey (attending remotely) and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen.

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner / Code Officer Ryan Field; Public Information Officer Dana Partridge; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Star Fire Chief Victor Islas.

4. PRESENTATIONS

A. **Star Police Chief Monthly Report**

Star Police Chief Zach Hessing made his monthly report. He reviewed offenses for September by type. He discussed changes dispatch has made on their reporting in which calls for service and proactive policing calls are combined; he has asked for those to be separated back out. He said that crash response time increased, discussed arrests and Code 3 calls which are calls with lights and sirens. He said response times are skewed due to a rolling domestic call which was an incident with people in a car, taking some time to locate them. He discussed a water rescue and attempted suicide calls. Councilmember Neilson suggested excluding outliers to have a true number with a separate explanation for the item creating the variance.

B. **Star Fire Chief Monthly Report**

There was no Fire report.

C. **Sports & Recreation Update**

Sports and Recreation Director Ryan Field provided an update. He said school gyms are utilized for city sports programs and the city has received notices from West Ada School District that the city would need to begin paying rental fees for the space. Mayor Chadwick worked it out so that payment would not have to be made. Ryan discussed the cost and what that would do to the city's budget if the space were to be taken away. He said it is time to begin looking at planning for indoor facilities. He would like to begin this discussion to protect youth activities. Ryan said space is used 6 days per week. Mayor Chadwick said there is property for it and discussed plans that have been looked at and said that a donor would be needed, and it is being looked at in impact fee discussions as well. Councilmember Neilson asked how long the current agreement for fee mitigation will last. Ryan said the agreement is in place for now; however, with school funding constraints they could decide to rent the facilities to other groups who are able and willing to pay for the space.

D. **Star Pathway Master Plan Update – Kimley-Horn**



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Tim Nickelson with Kimley Horn presented an overview of the Star Pathways Master Plan project that is being developed with the Star Transportation & Pathways Committee. He reviewed the timeline that began with the project kickoff in February. Public engagement occurred in July after which the draft plan was created. November is planned for plan adoption. The existing pathway network was aligned with key planning documents and the city's comprehensive plan. Tim discussed the public engagement process including open houses and surveys. He discussed pathway classifications and amenities, landscaping shade and trash cans and reviewed maintenance guidelines and connectivity to neighboring pathways. He also discussed potential funding strategies. Public input is now open online until October 15th.

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:** September 17 and October 1, 2024
 - B. **Approval of Claims**
 - C. ~~Finding of Fact / Conclusion of Law~~ **Final Plat** – Setting Sun Ranch (Previously Haven Ranch) Subdivision Final Plat (**FP-24-09**)
 - D. ~~Finding of Fact / Conclusion of Law~~ **Final Plat** – Cranefield Subdivision Phase 3 Final Plat (**FP-24-10**)
- Council Member Salmonsens moved to approve the Consent Agenda consisting of items 5A approval of claims for September 17th and October 1st, 2024, (5B) the approval of claims, item 5C, change title of 5C to Final Plat and to approve the Final Plat for Setting Sun Ranch Subdivision and 5D change title to Final Plat and approve for Cranefield Subdivision Phase 3. Councilman Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. ACTION ITEMS:

A. Development Agreement - Milestone Ranch Subdivision (ACTION ITEM)

City Planning Administrator Shawn Nickel reviewed the amended and restated development agreement that merges the Milestone Ranch and Milepost Subdivision agreements into one for the entire project. They include the conditions of approval from the public hearings.

- Council Member Salmonsens moved to approve the restated Development Agreement for Milestone Ranch Subdivision. Councilman Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The 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.)



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- A. **PUBLIC HEARING – Dowdy’s Auto Repair Conditional Use Permit (CU-24-06)** - The Mayor and Council will hear testimony regarding an application requesting approval of a Conditional Use Permit (CU-24-06) for a proposed auto repair shop. The property is located at 12645 W Norterra Ln in Star, Idaho, and consists of .80 acres. Property Location: The subject property is generally located east of Can Ada Road and north of W. State Street (HWY) 44, Ada County Parcel No. R6119280400. **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:46 p.m. He asked if there had been any ex-parte communication with the councilmembers, none was reported.

City Planning Administrator Shawn Nickel presented the application. He stated that required noticing and posting has been completed per code; the application has been reviewed for compliance with the Unified Development Code and the city Comprehensive Plan. There are no late exhibits and there are no items of concern. Staff is recommending approval of the application with conditions.

Dakota Gullickson with Rocky Mountain Companies presented on behalf of the applicant. He reviewed the request stating this project fills a need due to population growth. The location is an entrance corridor, they want to partner with the city and bring a quality build with quality jobs. Dakota reviewed the location and current zoning, being zoned Central Business District. He said the site will have sufficient parking and landscaping. He provided conceptual elevations. The site is large enough to accommodate the proposed use. No zoning changes are being requested. He discussed on site drainage and trash disposal. Hours of operation are 8 a.m. to 6 p.m. Dakota stated this is a local owned family business and discussed their core values and mission statement.

Mayor Chadwick asked about a fire hydrant. Dakota showed where it is located.

Councilmember Salmonson asked about parking spaces, it was determined that the inside bays are being counted towards the total required spaces. She would like to ensure there is parking for cars that are there for service as well as for the new customers coming in.

Travis Stroud signed up in favor of the application, he didn’t have comments.

Mayor Chadwick closed the public hearing at 7:42 p.m.

- Council Member Neilson stated the application is straightforward and a good addition to Star meeting a growing need. He moved to approve the Dowdy’s Auto Conditional Use Permit (CU-24-06) with conditions as stated in the staff report. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

- B. **PUBLIC HEARING – Addington Subdivision Preliminary Plat Modification (PP-22-02 MOD)** – The Mayor and Council will hear testimony regarding an application seeking approval of a Preliminary Plat modification for a proposed residential subdivision consisting of 31 residential lots and 3 common lots. The property is located on the east side of N. Highbrook Way in Star, Idaho and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre. The original preliminary plat was previously approved by City Council on September 6, 2022. **(ACTION ITEM)**



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Mayor Chadwick opened the public hearing at 7:44 p.m. There has been no ex-parte communication with the councilmembers.

City Planning Administrator Shawn Nickel presented the application to modify the existing preliminary plat with 31 residential lots and 3 common lots, council originally approved the preliminary plat with a private street and 34 residential lots September 6, 2022. He stated that all requirements have been met, the application has been reviewed for compliance with the Unified Development Code and the city Comprehensive Plan. There are no late exhibits and there are no items of concern. Staff is recommending approval of the application with conditions. Shawn showed the original approved preliminary plat as well as the proposed plat with modifications.

Tamara Thompson with The Land Group spoke for the property owner and provided a vicinity map, the property was annexed and zoned with the Albertsons property, it is zoned R-7. She provided the evolution; it started out as tri-plexes with a couple of duplexes. The side was modified with the cul-de-sac. The irrigation district hadn't commented until construction documents were being done, with their comments the street had to be readjusted the street to sit on the district's easements. Tamara discussed the changes which included a reduction of 3 building lots, changing the density from 6.09 to 5.51 units per acre and increasing the useable open space. The units continue to be attached but they changed from tri-plexes to duplexes with the exception of one standalone unit. The original plat was one phase, the modified plat is two phases. The Fire Chief has signed off on the alley and sidewalks will be on both sides of the private road. The size of the roadway remains the same which allows street parking to be available. She discussed lot size changes, stormwater drainage and reviewed home styles. They agree with the staff report and conditions of approval.

Councilmember Wheelock has road concerns with boxes that cause the road to narrow making it a blind corner and potentially dangerous for pedestrians. Tamara said the irrigation or electrical boxes are existing and discussed traffic calming, she said they can look closer at those areas.

Mayor Chadwick asked if there is a private street maintenance fund. Shawn said there is not a development agreement, but it is included in the conditions.

Fire Chief Victor Islas discussed the boxes that are causing concern and stated that conditions should be included that there be no parking on both sides of the street in that area.

Building style was discussed. These units are considered townhomes rather than duplexes as they each have separate lots. Duplexes would be two dwellings on one lot. Although these are attached units, each are on their own lot with a zero setback on the attached side.

Elevations were discussed. When applying for permits, elevations will be included. The staff report has a condition for the architectural elements that are required. Shawn verified that architectural elements are applied to this development. Councilmember Neilson would prefer to not see any examples than to see something that isn't representative of what they will actually be.

Mayor Chadwick closed the public hearing at 8:07 p.m.

Councilmember Neilson appreciates the thorough presentation and feels there have been good choices on the modifications and how to make it work, he is in support of the application.

Councilmember Salmonson appreciates the explanation of the issues with the irrigation issue not being made earlier in the process. It is similar to what was originally presented. She discussed adding one condition



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for a street light at the entrance on the east side. Granting a waiver for the width as well as no parking on the bottle neck areas should be included in the motion.

Councilmember Wheelock asked about enforcement of the no parking areas, it is not a city or ACHD street so it isn't a code issue, it can be put in the Homeowner Association's CC&Rs.

- Council Member Salmonson moved to approve the Preliminary Plat modification for Addington Subdivision with the waiver for the (minimum lot) width to be no less than 31', plus the condition of the streetlight to be added on the east side of the development (on the street) and also no parking signs to be put where the bottlenecks are; no parking with tow away. The 31' was clarified to be the width of the lot. Councilman Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – nay; Salmonsens – aye; Nielsen – aye. The motion carried.

Mayor Chadwick provided a reminder of the State of the City being held next Tuesday at Life Spring Church; he encouraged attendance.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:13 p.m.

_____/s/_____
Mayor Trevor A. Chadwick

ATTEST: ____/s/_____
Shelly Tilton, City Clerk