



CITY COUNCIL REGULAR MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 07, 2024 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 pm.

2. INVOCATION – Pastor Jason Carr, Eagle Christian Church

Pastor Carr led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick; Council President David Hershey; Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen.

STAFF: City Attorney Chris Yorgason (remote); City Clerk – Treasurer Jacob Qualls; 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 Deputy De Bie.

4. PRESENTATIONS

A. Ada County Sheriff Presentation

Ada County Sheriff Matt Clifford made a presentation discussing the varying services provided by the Ada County Sheriff's Office. He explained that the Ada County Sheriff's Office is the largest local law enforcement agency in Idaho with approximately 850 employees. They are separated into five different bureaus that include Police, Jail, Court, Administrative and Communications. He reviewed their service area, which includes 1100 square miles of land and 2100 square miles of roadways and has jurisdiction within the incorporated cities within Ada County. He discussed their K9 unit and SWAT teams and discussed their crime lab that will soon work independent of the state lab. Sheriff Clifford mentioned School Resource Officers in various schools including Star Middle School. They also have an off-road and a motorcycle patrol team. Administratively they have a records center, including property and evidence, concealed weapons and vehicle pool tracking and service. Finance keeps track of their budget. Community outreach is conducted through the administrative bureau. Sheriff Clifford discussed the Ada County Sheriff's Youth Foundation and projects funded with revenue received from youth plate sales and fundraising for a Victim's Fund. He discussed Ada County's E911 dispatch call center. Mayor Chadwick asked how many dispatchers the office has and how many are needed. Sheriff Clifford explained he thought there were around 54 dispatchers, a national agency suggests Ada County needs 74. The mayor urged those in attendance and listening online to contact the Ada County Commissioners to encourage adding the needed positions, especially where seconds count in an emergency. Sheriff Clifford discussed court services programs that help to keep the jail population down and mentioned transports; both in state as well as out of state extraditions. He said that a jail facility is like a small town inside of a building. They have a sewing center with inmates sewing the clothing that is worn, they also have inmates that obtain certification to run the kitchen and prepare the food that is served. This certification is something that is helpful for them when they leave the facility as well. Benevolent and charitable programs the Sheriff's office is involved in were reviewed including Shop with a Sheriff to help kids purchase clothing and backpacks for school and help with assistance for Christmas. Sheriff Clifford mentioned the staff turnover which means they are always hiring; he stated he would like to have more female applicants.

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Councilman Neilson asked about the Sheriff's office being nearly fully staffed. Sheriff Clifford attributes this to the area of the state that allows them to have a large number of applicants to choose from, they have competitive compensation and benefits and the culture in how the employees are treated; there are high expectations, but they are well-trained and equipped and he feels that goes a long way with employees. He said this is a good place to live which helps to attract good employees.

B. Star Police Chief Monthly Report

Star Police Chief Zach Hessing made his monthly report. Chief Hessing thanked Sheriff Clifford for what he does. In light of events that occurred this week, seeing deputies that lined the streets and people reaching out to help, he is proud to live and work in a community such as Star. He provided a report with statistics on the number of offenses reported for the month of March including person, property and society crimes with case report types. He reviewed call volume for traffic stops, detailing the number of infractions versus misdemeanor citations, showing a substantial increase from the same month last year. He discussed arrests, mental holds and response times.

Councilman Salmonsens asked if the number of drug charges making a significant jump was related to the increased number of traffic stops. Chief Hessing said it was lower previously and moves up and down, he discussed the types of drugs involved and said he's not certain of the correlation.

C. Star Fire Chief Monthly Report

Star Fire Chief Timinsky is out on training.

D. PROCLAMATION: Provider Appreciation Day

Mayor Chadwick read a proclamation declaring May 10, 2024, as Childcare Provider Appreciation Day.

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: April 16, 2024~~

Approval of Claims

~~B. Finding of Fact / Conclusion of Law - Milled Olive Reconsideration (**CU-23-06**)~~

C. **Finding of Fact / Conclusion of Law** - Stonecrest / Dennis Downs Conditional Use Permit (**CUP-24-01**)

D. **Finding of Fact / Conclusion of Law** -Watson Annexation & Development Agreement (**AZ-24-03 & DA-24-03**)

E. **Finding of Fact / Conclusion of Law** -Star Fire Station No. 55 (**CU-24-02**)

F. **Final Plat** -River Park Phase 2 (**FILE: FP-24-03**)

G. **Final Plat** -Trident Ridge Phase 8 (**FP-24-01**)

~~H. **Final Plat** -Naismith Commons Phase 3 (**FP-24-02**)~~



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There was a request to remove item 5H. Naismith Final Plat, item 5B. Findings of Fact for Milled Olive Reconsideration and Item 5A Approval of April 16, 2024 Minutes.

- Council Member Salmonsens moved to approve the Consent Agenda consisting of items 5A just the approval of claims, item 5C Findings of Fact/Conclusions of Law for Stonecrest/Dennis Downs Conditional Use Permit, item 5D Findings of Fact/Conclusions of Law for Watson Annexation & Development Agreement, item 5E Findings of Fact/Conclusions of Law for Star Fire Station No 55, item 5F Final Plat for River Park Phase 2 and item 5G Final Plat for Trident Ridge Phase 8. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. 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 - UDC Updates** - The Mayor and Council will hear testimony regarding updates to the Unified Development Code: CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS **(ACTION ITEM)**
- B. **PUBLIC HEARING - Municipal Code Updates** - The Mayor and City Council will hear Public Testimony on updates to Sections of Title 1 through 7 and Title 10 for amendment UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:46 p.m.

City Planning Administrator Shawn Nickel presented text amendments to Star Municipal Code Title 3 : Health and Sanitation, Title 4: Public Safety, Title 5: Motor Vehicle and Traffic, Title 7: Building Regulations and Title 8: Unified Development Code. Application requirements including publishing and agency notification in both Ada and Canyon Counties have been done, a City Council Workshop was held, and staff met with Builders and Developers in the community.

Shawn reviewed proposed changes to the Unified Development Code including public hearing process, neighborhood meetings, flag lot definition, fire department approval for street light installation, added emergency service turnaround definition for common drives, changed definition of flag lot, added



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police stations to definitions of public infrastructure, accessory structures and clarified convenience store with and without fuel in CBD zone, clarify maximum height in CBD zone.

A recess was taken at 7:52 p.m. to make copies; the meeting reconvened at 8:04 p.m.

Shawn continued to review the amendments in the Unified Development Code. Chapter 1 Administration includes the public hearing process, update of public hearing sign requirements to increase the lettering from 2" to 6", application criteria to include de-annexation and vacation of plats and density standards. Addition arterials and collectors to mitigation proportionate share was discussed. Shawn reviewed sections for Certification of Zoning Compliance adding a process for building permit review to include setbacks and certain conditions of approval and findings of facts, Administrative Design Review defines the committee, a section was added for Vacation of Plats and Surety Agreements. Article D. Implementation Provisions, E. Definitions for Accessory Structures and Common Drives were discussed. There was discussion regarding the definition of Build to Rent Communities. It was decided to remove this section for further discussion at a future meeting. Other sections discussed included Event Facilities, Live/Work Unit, Flag Lot, Mixed Use Development and Multiple Use Buildings. Definitions and setbacks were added for accessory structures.

There was discussion regarding the Build to Rent Community definition that was added, concern was whether or not including the definition may cause regulation challenges related to Fair Housing. This will be removed for a future meeting.

Common drives, event and entertainment facilities both indoor and outdoor, Live Work definition and flag lots were included in the changes. Multi-use building definitions to differentiate between live work units and multi-use buildings were discussed. Public infrastructure added fire and police stations.

Chapter 3 Zoning Standards changes included Central Business District (CBD), name changes for C-1 Neighborhood Commercial and C-2 General Commercial, updated several zoning district uses and included height exceptions allowing for 60' heights in some zones.

Article B Additional Residential District Standards builds up residential standards, including minimum side elevations and additional landscaping buffers were discussed. Dwelling unit intent is to restrict the architectural style and elevations without restricting floorplans.

Irrigation and drainage ditch wording in intended to facilitate cooperation with the district.

Commercial and Office District wording was reviewed. Fencing and grading were discussed. City Engineer Ryan Morgan said the intent for the grading changes was to provide consideration for adjacent roadways and properties and to some control over hillside properties. Roof drainage, retaining walls and sidewalks and parkways were discussed.

Police Chief Zach Hessing discussed issues with people parking RVs on the street and living in them that led to the changes to the Traveling and Sleeping Quarters section. Assistant Planner discussed approved uses within the section. City Attorney Chris Yorgason discussed the city parking ordinance; this section is intended to be in addition to what is already included in code.

Covering and lighting for mailboxes and mailbox clusters, required number of off-street parking for Entertainment Facilities, Christmas Tree lots, Common open space outdoor amenities regarding community gardens and floatation devices at ponds were discussed. Events/Entertainment Facilities, Model Home, Office and Amenity Administrative Permit and Multiple Use Buildings were added to the Specific Use Standards section.



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Drive-through establishments were updated including the requirement for a Conditional Use Permit and protection for residential developments along the Business District Corridor. It also adds lighting standards.

Changes to secondary dwellings and wireless communication facilities were reviewed, as were subdivision regulations and shared driveways.

That completed review of the changes to the Unified Development Code.

Council President Hershey was excused from the meeting at 9:48 p.m.

Assistant Planner Ryan Field reviewed changes to Star Municipal Code. He reviewed changes to the Health and Sanitation section regarding various types of noise, including noise that is continuous, in construction zones, motor vehicle mechanical related, habitual barking and other animal noise and roosters. Also reviewed was animal nuisance and impoundment. Maintenance of Farm Animals within the City section defined animals allowed and disallowed within city limits. The Right to Farm Act and animals that should and should not be allowed or should be exempt were discussed; the discussion included the lot size animals would be allowed on, including roosters and laying hens. Setbacks and noise barriers for neighboring properties being part of the permit were reviewed.

The public street definition was reviewed. Possession of an open container on public streets and within city parks was discussed. In the Motor Vehicle and Traffic section overnight parking on city property was added.

The Building Regulation section adopts the International Fire Code, adds heat detection in enclosed garages. Electrical code removes language to allow current code to determine how it is wired, and it also adopts the International Fire Code.

Council Member Nielsen asked about the Plumbing Code and landscaping changes that he had submitted that didn't make it into these changes.

It was suggested to table the hearing to allow for the changes discussed during the hearing to be made.

Todd Collins asked if input could be provided at the next meeting; public comment will be allowed at the continued hearing.

- Council Member Salmonson moved to table item 6A and 6B, the public hearing for UDC Update and Municipal Code Update to June 4th. Council Member Neilsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

7. ACTION ITEMS:

A. Development Agreement Modification - Milepost Commons (**FILE # DA-21-15-MOD**)

- Council Member Salmonsens moved to approve item 7A Development Agreement Modification for Milepost Commons File# DA-21-15-MOD. Council Member Wheelock seconded the motion. Council Member Neilsen asked what is being changed. City Planning Administrator Shawn Nickel explained that Milestone Ranch Subdivision was approved a few years ago with a Development Agreement,



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Milepost Subdivision was approved a month ago, the Milestone Development Agreement was modified to include that subdivision, amending and restating the original Development Agreement bringing in the original conditions of approval. Staff brought in the original Milestone Ranch conditions of approval including setbacks and the proportionate share and added a new section and development standards for the Milepost Commons Subdivision. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

B. **Riverhouse Parking Lot** - Review / Approve of Riverhouse Parking Specs and Drawing **(ACTION ITEM)**

The drawing was not in packet; it was handed out. City Engineer Ryan Morgan said the intent is to extend the parking and mirror existing parking. Ryan pointed out a location for a future public restroom facility. Utilities are planned to be run through the parking lot with stubs for future buildings. The restroom is intended to be used for the River Walk and events held in the grass area.

- Council Member Neilsen moved to authorize the bid documents be sent out for bid and approve the design. Council Member Salmonson seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:50 p.m.

____/s/_____
Mayor Trevor A. Chadwick

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