

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho  
Tuesday, September 17, 2024 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** – Kristi Dyer, Relief Society President / Church of Jesus Christ of Latter-Day Saints
3. **ROLL CALL**
4. **PRESENTATIONS**
  - A. **Star Police Chief Report**
  - B. **Sports & Recreation Update**
  - C. **PROCLAMATION** - Constitutions Week
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:** June 18, 2024
  - B. **Approval of Claims:** 08/30/2024 - 9/11/2024
  - C. **Findings of Fact / Conclusion of Law:** Grunder Flood Plain Variance (**FILE: V-24-01**)
6. **ACTION ITEMS:**
  - A. **Impact Fee Committee Member Appointments** - Approve of Mayor Chadwick's Appointments to the Star Impact Fee Committee by Resolution 016-2024. (**ACTION ITEM**)
  - B. **Executive Session 74-206(b)** - To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student (**ACTION ITEM**)
7. **ADJOURNMENT**

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 NOT 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 meeting and or escorted out of the meeting. We want to keep these meetings civil so everyone can be heard.

Thank you for your participation.

Mayor Trevor Chadwick



# August 2024 Police Report

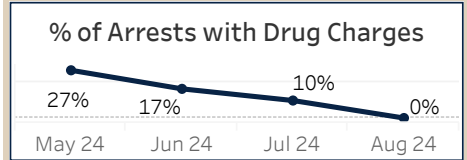
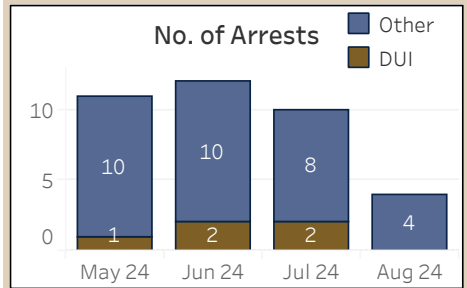
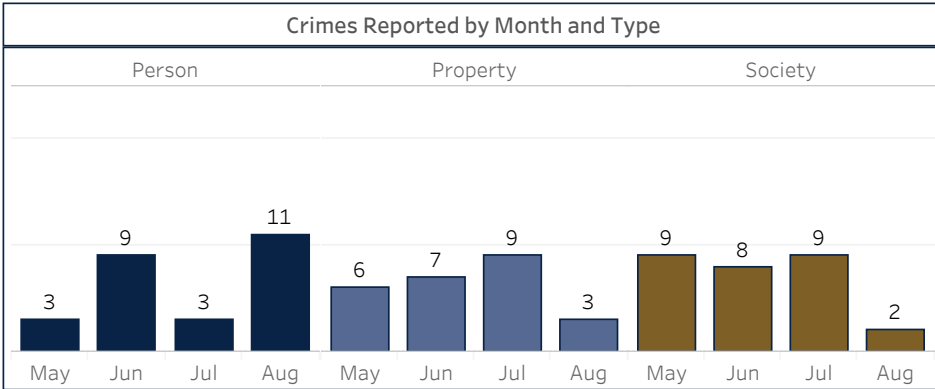
Release Date 2024-09-05

## Offenses Reported<sup>1</sup>

Types	2021	2022	2023 <sup>2</sup>	2024 YTD
Person	74	110	96	58
Property	59	92	117	44
Society	52	67	134	68
<b>Total Crimes</b>	<b>185</b>	<b>269</b>	<b>347</b>	<b>170</b>
<b>Crimes/1,000 Pop</b>	<b>13.8</b>	<b>17.7</b>	<b>19.6</b>	

### Case Report Types

- Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
- Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
- Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations



## Police Activity<sup>3</sup>

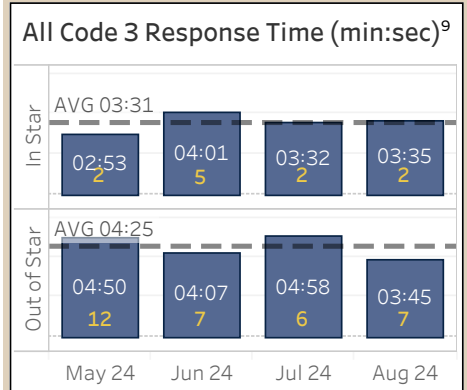
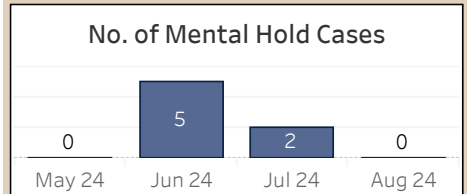
	2024 Monthly Avg <sup>4</sup>	May 24	Jun 24	Jul 24	Aug 24	August 2023
Citizen Calls for Service (CFS)	297	364	337	308	292	352
Proactive Policing	1,788	1,998	1,632	1,243	1,810	2,005

### Citations<sup>8</sup>

	May 24	Jun 24	Jul 24	Aug 24
Infraction	58	57	32	46
Misdemeanor	19	11	13	3

## Select Call Types

	2024 Monthly Avg <sup>4</sup>	May 24	Jun 24	Jul 24	Aug 24	August 2023
Crash Response	31	36	29	30	25	30
Crisis/Mental Health <sup>5</sup>	12	10	11	15	7	14
Domestic Violence	5	3	10	1	10	7
Juvenile Activity	18	22	13	14	18	20
Location Checks <sup>6</sup>	356	396	299	254	283	518
Property Crime Calls <sup>7</sup>	16	16	18	21	17	21
School Checks	41	32	28	15	38	72
Traffic Stops	335	419	321	163	275	415
Welfare Checks	21	13	19	21	20	24



<sup>1</sup>Offense Reports are compiled from NIBRS RMS. <sup>2</sup>Counts updated to reflect NIBRS audit update. <sup>3</sup>Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. <sup>4</sup>Monthly averages are based on all prior months of the current year. <sup>5</sup>Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. <sup>6</sup>Location checks include Construction Site, Property, and Security checks. <sup>7</sup>Property Crime Calls include Theft, Vandalism, Burglary, Fraud. <sup>8</sup>Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. <sup>9</sup>Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response.



**\*\*Note: Call data for July 14th - 19th is not complete due to a network outage.\*\***

# Sports & Recreation Update

September 2024

# Sports

## ADULT

- Cornhole
- Ultimate Frisbee - Open Play
- Pickleball
- Soccer - Open Play
- Co-Ed Softball
- Volleyball - Open Play

## YOUTH

- Sideline Cheer
- NFL Flag Football
- Soccer

# Sports – New Programming

## Adaptive Youth Programming

- Sports
- Activities

# Recreation – Before/After School Program

Section 4, Item B.

- 45 Unique Participants
- 6 Adult/12 Teens
- First Month
- Star Elementary School
- Morning/Afternoon Options
- Tutoring Services
- Activities
  - STEM
  - ART
  - P.E.

# Recreation – Adult Fitness

- 50 Unique Participants
- Gentle Yoga
- Tai Chi
- Matt Pilates
- Barre Strength
- Restorative Yoga
- Rise HIIT
- Introductory Yoga
- High Fitness

# Recreation – Upcoming Activities

- Daddy – Daughter Dance – 9/28
- School's Out Day Camp – 9/18
- Parent's Night Out – 9/27
- Car Care with Steve Green – 9/21
- Jiu Jitsu for Kids – Coming Soon!



# CITY OF STAR *Idaho*



## PROCLAMATION

### CONSTITUTION WEEK

WHEREAS, September 17, 2024, marks the two hundred and thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention;

and WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion;

and WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week;

and NOW, THEREFORE, I, Trevor A Chadwick, Mayor of the City of Star, do hereby proclaim the week of September 17th through September 23rd as CONSTITUTION WEEK;

AND, ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained Signed this 17th day of September 2024.

ADOPTED by the City of Star, on this 17th day of September, 2024

\_\_\_\_\_  
Mayor Trevor A. Chadwick

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, June 18, 2024 at 7:00 PM

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

Mayor opened the meeting at 7pm and led the Pledge of Allegiance.

**2. INVOCATION –** Bishop Cody Larsen, Church of Jesus Christ of Latter-Day Saints - Floating Feather Ward  
Bishop Larsen was unavailable and sent 1<sup>st</sup> Counsellor of the Floating Feather Ward Chad Barnes to offer the invocation. Barnes offered the invocation.

**3. ROLL CALL**

**Elected Officials:** Council President David Hershey; Mayor Trevor Chadwick; Council Member Kevan Wheelock. Council Member Neilsen was excused absent.

**Staff:** City Attorney Chris Yorgason; City Clerk – Treasurer Jacob Qualls; Information Technology Director Shane Dale; Public Information Officer Dana Partridge; Assistant City Planner / Code Enforcement Officer Ryan Field; Planning & Zoning Administrator Shane Nickel; Mid/Star Fire Marshal Victor Islas; Star Police Chief Zack Hessing; City Engineer Ryan Morgan; Assistant City Engineer Tim Clark

**4. PRESENTATIONS****A. Star Police Chief Monthly Report**

Hessing offered the May monthly report. No questions from the City Council.

**B. Star Fire Chief Monthly Report**

Islas offered the May monthly report. (Attached to the minutes). Islas reported several fires over the weekend. Mayor – what is the main cause of the structure fires and grass fires. Variety of BBQ Grills to batteries for the top causes of fires and most accidental.

**5. CONSENT AGENDA (ACTION ITEM)**

A. **FINAL PLAT** - Selwood Phase 2 (**FILE # FP-24-06**)

B. ~~**FINAL PLAT**~~ - Starpointe Phase 2 (~~**FILE # FP-24-04**~~)

C. **FINAL PLAT** - River Park Phase 2-South (**FILE # FP-24-05**)

D. **FINAL PLAT** - Iron Mountain Vista (**FILE # FP-24-07**)

E. **FINDINGS OF FACT / CONCLUSION OF LAW** - Erlebach Annexation (**FILE # AS-24-02 / DA-24-02 / PR-24-01**)

- Council Member Salmonsén moved to approve the Consent Agenda without Starpointe Phase 2; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye. Motion carried.

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6. **PUBLIC COMMENT** - Members of the Public may address the Mayor and Council on any item not currently on the agenda or on items currently or potentially set for a Public Hearing. Comments regarding City Staff, Elected Officials and Private Citizens should be set for a private meeting with the Mayor. **(Three Minute Time Limit)**

None offered.

7. **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.)

- Council Member Hershey moved to introduce and suspend the rules and ordinances 404-2024, 405-2024, 406-2024, 407-2024 and 408-2024 be considered after reading by title only once; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- A. **Ordinance 404-2024 - Title 8 UDC Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 8 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Hershey moved to approve 404-2024 and read the title; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- B. **Ordinance 405-2024 - Title 3 Health & Sanitation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 3 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE **(ACTION ITEM)**

- Council Member Salmonsens moved to approve 405-2024 and read the title; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

- C. **Ordinance 406-2024 - Title 4 Public Safety Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 4 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Wheelock moved to approve 406-2024 and read the title; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING NOTES**

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- C. **Ordinance 407-2024 - Title 5 Motor Vehicle Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 5 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council Member Hershey moved to approve 407-2024 and read the title; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- D. **Ordinance 408-2024 - Title 7 Building Regulation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 7 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE **(ACTION ITEM)**
- Council Member Salmonsens moved to approve 408-2024 and read the title; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- E. **Discussion: Garnet Subdivision** - Abatement of Property **(ACTION ITEM)**

Assistant City Planner & Code Enforcement Officer Ryan Field presented the City Council with an email from the property owner indicating they had received the letter from the city requesting the property be cleaned up. The owner explained in his email he has a company coming to remove the junk on the property in the coming days and has spoken to a weed abatement company to have the property abated. The council asked Field to encourage the property be abated by July 3.

Mayor Chadwick explained staff has had several discussions with the intent to have this item on the agenda was to discuss ways to abate if the property owner does not.

Additional City Council discussion about using city equipment, billing property owners, creating penalties, revoking land use plats as necessary.

Regarding this particular property, the council desires to have a Public Hearing to abate the property on July 16 if the property is not cleaned up by July 3. They asked Field to communicate this to them. If the property is cleaned up the hearing can be cancelled.

- Council President Hershey moved to set a Public Hearing for July 16, 2024 for the abatement of the property and revoke the plat concerning the property; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

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**F. Vehicle Purchase - Authorize / Approve of Purchase of 2012 Ford F550 (ACTION ITEM)**

Mayor Chadwick explained the prior authorization, but the deal had fallen through. Field explained this van fits more people and has a wheelchair lift, has been test-driven, gas-powered engine and very low miles.

- Council President Hershey moved to authorize the purchase the 2012 Ford F550 in the amount of \$41,221; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**G. Notice of Award - Award Riverhouse Paving Project (ACTION ITEM)**

Ryan Morgan explained the Riverhouse paving project and parking addition which will add 66 stalls at the Riverhouse and much needed parking space. He explained the city received two bids and the low bid being from Titan Excavation.

- Council Member Wheelock moved to award the bid to Titan Excavation; Council Member Hershey seconded the motion. Salmonsens stated the bids being significantly. Morgan explained this bid is very comparable and Titan has been in the city and typically good to work with. They have not backed out and comfortable moving forward. Chadwick explained this is a public works bonded project, and the city can exercise the bond if the awardee does not complete the project. Wheelock asked if the project has a time line. Morgan explained they have 75 days to substantially complete the project and has 15 days to from bid notice to get the contract documents and as soon as we have the probably start about the end of June and first week of July and that is when the 75 days starts.
- ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**H. Intergovernmental Agreement - Approve & Authorize the Mayor to sign the ACHD / City of Star Intergovernmental Agreement for Collection & Waiver of Impact Fees (ACTION ITEM)**

Mayor Chadwick explained this Agreement has been in the works for some time and now that ACHD. He explained further this agreement will allow the city to collect processing fees and requires ACHD to respond within 30 days of our Public Hearings. Chadwick also explained this agreement has a ten year term. Council Member Salmonsens moved to approve & authorize to sign the agreement; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**8. ADJOURNMENT**

Mayor adjourned the meeting at 7:45pm

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST \_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer

CITY OF STAR  
 1099 Vendor Detail Query  
 For checks paid between: 08/30/24 to 09/11/24

Section 5, Item B.

Vendor Name	Doc #	Invoice #/Description	Date	Warrant Amount	Inv Date	Period	Fund	Org	Account	Object
ADA COUNTY HIGHWAY DISTRICT	CL 4106	18702 ACHD Impact Fees August	09/09/24	-99625 234,142.00	08/31/24	8/24	10	0	41510	731
ADA COUNTY PROSECUTORS OFFICE	CL 4083	Sep 2024 Prosecutions Contract	09/05/24	-99639 2,630.14	08/26/24	9/24	10	0	42110	322
ADA COUNTY SHERIFF'S OFFICE	CL 4076	122325 Police Services Sept 20	09/05/24	-99645 243,235.57	09/01/24	9/24	10	0	42110	365
ALYSON LIKES	CL 4097	August Rise HIIT Instruction	09/06/24	23553 126.00	09/06/24	8/24	10	0	44022	352
AMAZON CAPITAL SERVICES	CL 4061	*JTMR-JQWP Badge Holders	09/03/24	-99658 31.98	09/01/24	8/24	10	0	41810	610
AMAZON CAPITAL SERVICES	CL 4061	*JTMR-JQWP Xbox/Nintendo Gamin	09/03/24	-99658 2,177.22	09/01/24	8/24	10	301	44022	611
AMAZON CAPITAL SERVICES	CL 4061	*CQLD-LGF3 Office Supplies	09/03/24	-99658 4.92	09/01/24	8/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4061	*1J7R-P4HP B/A School Program	09/03/24	-99658 61.44	09/01/24	8/24	10	101	44022	611
AMAZON CAPITAL SERVICES	CL 4061	*PYPD-K7GG B/A School STEM Pro	09/03/24	-99658 143.95	09/01/24	8/24	10	101	44022	611
AMAZON CAPITAL SERVICES	CL 4061	*XVN1-JH7K Police/Fire Volleyb	09/03/24	-99658 63.96	09/01/24	8/24	10	53	41810	598
AMAZON CAPITAL SERVICES	CL 4061	*H7NR-LDKL Table/Cookware	09/03/24	-99658 669.84	09/01/24	8/24	10	301	44022	611
AMAZON CAPITAL SERVICES	CL 4061	*HXCC-LRML Office Supplies	09/03/24	-99658 67.19	09/01/24	8/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4061	*7MDK-N6HC Daddy/Daughter Danc	09/03/24	-99658 1,369.75	09/01/24	8/24	10	103	44022	611
AMAZON CAPITAL SERVICES	CL 4061	*4VHM-N3QL Office Supplies	09/03/24	-99658 75.94	09/01/24	8/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4061	*GQC6-MV3C Office Supplies	09/03/24	-99658 115.39	09/01/24	8/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4061	*XVN1-L4X4 IT Equipment	09/03/24	-99658 597.08	09/01/24	8/24	10	0	42200	371
ANALYTICAL LABORATORIES, INC	CL 4086	2406275 Fish Pond Water Testin	09/05/24	-99636 725.00	08/31/24	9/24	10	0	41540	325
ANNIE PEW	CL 4101	B/A School Prog Supplies	09/06/24	23554 85.89	09/05/24	9/24	10	101	44022	611
ANNIE PEW	CL 4101	Baking Camp Supplies	09/06/24	23554 342.61	09/05/24	9/24	10	102	44022	611
ANNIE PEW	CL 4101	Daddy Daughter Supplies	09/06/24	23554 197.13	09/05/24	9/24	10	103	44022	611
ANNIE PEW	CL 4101	Employee Training	09/06/24	23554 6.63	09/05/24	9/24	10	0	44022	560
ANNIE PEW	CL 4101	Recreation Supplies	09/06/24	23554 15.89	09/05/24	9/24	10	0	44022	611
ANNIE PEW	CL 4101	Riverhouse Supplies	09/06/24	23554 16.94	09/05/24	9/24	10	0	41810	737
ANNIE PEW	CL 4101	HALO Event Supplies	09/06/24	23554 32.22	09/05/24	9/24	10	0	47001	611
CANYON COUNTY CLERK	CL 4075	Aug 2024 Prosecution Services	09/05/24	23555 100.00	08/05/24	8/24	10	0	42110	322
CARLY BLAYLOCK	CL 4058	Riverhouse Rental Dep Refund	08/30/24	23550 500.00	08/30/24	8/24	10	0	41810	698
D & A GLASS COMPANY	CL 4107	39332 Door Adjustments	09/10/24	-99624 157.50	08/30/24	9/24	10	0	41810	434
DANA PARTRIDGE	CL 4089	Services Aug 23 to Sep 5, 202	09/06/24	-99633 2,721.71	09/06/24	9/24	10	0	41810	351
DENIELLE REDONDO	CL 4094	August Barre Strength/HIIT	09/06/24	-99631 336.00	09/06/24	8/24	10	0	44022	352
ECI CONTRACTORS	CL 4062	Aug 2024 Electrical Inspection	09/03/24	-99657 20,573.98	08/31/24	8/24	10	0	41510	454
FATBEAM LLC	CL 4077	47717 Fiber Optic Internet Ser	09/05/24	-99644 3,987.50	09/01/24	9/24	10	0	42200	373
FISHER'S TECHNOLOGY	CL 4080	1378439 Copier City Hall	09/05/24	-99641 145.47	09/03/24	9/24	10	0	41810	324
FISHER'S TECHNOLOGY	CL 4080	1378440 Copier Rec Center	09/05/24	-99641 105.12	09/03/24	9/24	10	0	41810	324
GAMEFACE ATHLETICS	CL 4085	320036 Soccer Uniforms	09/05/24	-99637 41,103.30	08/28/24	8/24	10	230	44021	615
GEM STATE PAPER & SUPPLY COMPANY	CL 4071	3094414 Janitorial Supplies	09/04/24	-99649 170.55	08/28/24	8/24	10	0	41540	434
HAND & PAW INC	CL 4105	Pet Fair Vendor Payment Trans	09/09/24	23563 300.00	09/09/24	9/24	10	616	45130	586
HERITAGE LANDSCAPE SUPPLY GROUP	CL 4072	*0658-002 Hunter Ultra Rotor S	09/04/24	-99648 1,178.64	08/30/24	8/24	10	0	41540	435
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Fire/Police Volleyball	09/04/24	-99647 19.88	08/16/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Water	09/04/24	-99647 16.92	08/21/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 HALO Teen Event Supplies	09/04/24	-99647 88.85	08/17/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 B/A School Program Suppl	09/04/24	-99647 9.28	08/16/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Fire/Police Volleyball	09/04/24	-99647 23.85	08/16/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 DMV Remodel Materials	09/04/24	-99647 12.70	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Refund	09/04/24	-99647 -46.80	08/30/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 B/A School Program Suppl	09/04/24	-99647 64.35	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 B/A School Program Suppl	09/04/24	-99647 45.98	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 B/A School Program Suppl	09/04/24	-99647 13.99	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Sports Staff Lunch	09/04/24	-99647 61.35	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Marketing	09/04/24	-99647 10.00	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Wall Desk	09/04/24	-99647 491.43	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL 4073	CC-66 Water/Conf Room TV	09/04/24	-99647 423.94	09/01/24	9/24	10	0	20300	

IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Summer Camps Supplies	09/04/24	-99647	2,566.79	08/28/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Griddle	09/04/24	-99647	423.99	09/01/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Daddy Daughter Dance Sup	09/04/24	-99647	4.24	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Fire/Police Volleyball	09/04/24	-99647	59.31	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Summer Camps Supplies	09/04/24	-99647	2,074.42	08/28/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Fire/Police Volleyball	09/04/24	-99647	285.77	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Summer Camps Supplies	09/04/24	-99647	238.50	08/28/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Booking Fee	09/04/24	-99647	1.99	08/29/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Baking Camp/Kitchen Supp	09/04/24	-99647	955.41	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Office Supplies	09/04/24	-99647	277.14	08/29/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Batteries	09/04/24	-99647	20.13	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 B/A School Stem Program	09/04/24	-99647	13.31	08/30/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4073	CC-66 Test	09/04/24	-99647	46.80	08/29/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4074	CC-67 Mat Product Bundle	09/05/24	-99646	3,076.24	09/05/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4074	CC-67 Cart/FA/Obstacle Course	09/05/24	-99646	519.68	09/01/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Tablet Fee	09/06/24	-99628	2.99	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Loid Entry Tools	09/06/24	-99628	77.16	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Remarkable Oslo	09/06/24	-99628	2.99	08/21/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Lightweight Rams	09/06/24	-99628	1,072.00	08/27/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 International Fee	09/06/24	-99628	0.62	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 International Fee	09/06/24	-99628	0.02	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Remarkable Oslo	09/06/24	-99628	0.02	08/21/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Tablet Fee	09/06/24	-99628	2.99	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Passport Postage	09/06/24	-99628	9.85	09/01/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 International Fee	09/06/24	-99628	0.02	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Recreation Marketing	09/06/24	-99628	4.00	08/19/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Return	09/06/24	-99628	-59.99	08/17/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4102	CC-68 Clerk's Office Supplies	09/06/24	-99628	105.95	08/17/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	19.70	08/24/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	39.40	08/17/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	29.55	08/19/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	29.55	08/16/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	9.85	08/13/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	39.40	08/15/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	29.55	08/22/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	30.45	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	19.70	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	19.70	08/30/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	29.55	08/26/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	29.55	08/29/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4103	CC-69 Passport Postage	09/06/24	-99627	19.70	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4104	CC-70 Road Base	09/06/24	-99626	16.17	08/27/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4104	CC-70 Asphalt Repair	09/06/24	-99626	27.47	08/30/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4104	CC-70 Screws/Nuts/Washers	09/06/24	-99626	57.32	08/15/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4104	CC-70 Twine/Pins	09/06/24	-99626	41.64	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4108	CC-72 Employee Luncheon	09/10/24	-99623	116.91	08/26/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4108	CC-72 Email Newsletter Softwar	09/10/24	-99623	59.00	09/03/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4108	CC-72 Construction Software	09/10/24	-99623	137.50	08/31/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4109	CC-71 Lunch with Sheriff	09/10/24	-99622	52.57	08/30/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4109	CC-71 HALO Donation	09/10/24	-99622	1,271.97	09/01/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4109	CC-71 Parking for Conference	09/10/24	-99622	20.00	08/23/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4109	CC-71 TV Partnership Lunch	09/10/24	-99622	604.80	08/29/24	9/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	CL	4109	CC-71 Lunch with Parks/Grounds	09/10/24	-99622	99.50	08/17/24	9/24	10	0	20300	
IDAHO TRACTOR INC	CL	4093	40840 RTV Servicing	09/06/24	23556	845.14	08/12/24	8/24	10	0	41540	437
INSPECT LLC	CL	4064	Aug 2024 Plumbing Inspections	09/03/24	-99656	18,408.12	08/31/24	8/24	10	0	41510	453

INTERMOUNTAIN GAS COMPANY	CL	4092	*7251 2 Star Police Station	09/06/24	23557	16.12	08/30/24	9/24	10	0	42010	414
INTERMOUNTAIN GAS COMPANY	CL	4092	*3000 1 City Hall	09/06/24	23557	15.45	08/30/24	9/24	10	0	41810	414
INTERMOUNTAIN GAS COMPANY	CL	4092	*1000 1 Outreach Building	09/06/24	23557	15.45	08/30/24	9/24	10	0	41810	414
INTERMOUNTAIN GAS COMPANY	CL	4092	*3000 2 B&G Shop-1310 N Little	09/06/24	23557	15.45	08/30/24	9/24	10	0	41540	414
JEAN HENSCHIED	CL	4100	August Introductory Yoga Instr	09/06/24	23558	168.00	09/06/24	8/24	10	0	44022	352
JUSTIN MAY	CL	4081	Staff Meeting Luncheon	09/05/24	23559	280.04	09/04/24	9/24	10	0	41810	610
LARA YOUNGMAN	CL	4098	Mat Pilates Instruction	09/06/24	-99630	168.00	09/06/24	8/24	10	0	44022	352
LARRY BEARG	CL	4099	August Tai Chi Instruction	09/06/24	-99629	504.00	09/06/24	8/24	10	0	44022	352
MOUNTAIN ALARM	CL	4082	5114741 Fire Alarm/Monitoring	09/05/24	-99640	92.50	09/01/24	9/24	10	0	41810	344
MOUNTAIN ALARM	CL	4082	5114740 Security Backup/Monito	09/05/24	-99640	42.50	09/01/24	9/24	10	0	41810	344
NIKI DEAN	CL	4095	August Yoga Instruction	09/06/24	23560	1,179.50	09/06/24	8/24	10	0	44022	352
ODESSA KAUFMAN	CL	4070	240901 Mural Steve's Auto	09/04/24	-99650	4,562.50	09/02/24	8/24	10	0	45130	586
PORTAPROS LLC	CL	4090	128708L-1 960 Main Portable Re	09/06/24	-99632	488.80	09/05/24	9/24	10	0	41540	411
RCX SPORTS LLC	CL	4063	43342-1 Socks	09/04/24	-99653	37.50	08/19/24	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	43782-1 Sleeves	09/04/24	-99653	10.00	08/27/27	8/24	10	216	44021	615
RCX SPORTS LLC	CL	4063	43782-1 Socks	09/04/24	-99653	15.00	08/27/27	8/24	10	216	44021	615
RCX SPORTS LLC	CL	4063	43782-1 Shorts	09/04/24	-99653	120.00	08/27/27	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	43782-1 Shipping	09/04/24	-99653	40.00	08/27/27	8/24	10	215	44021	745
RCX SPORTS LLC	CL	4063	43782-1 Jerseys	09/04/24	-99653	420.00	08/27/27	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	43342-1 Jerseys	09/04/24	-99653	60.00	08/19/24	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	44517-1 Jerseys	09/04/24	-99653	30.00	08/30/24	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	44517-1 Shorts	09/04/24	-99653	10.00	08/30/24	8/24	10	215	44021	615
RCX SPORTS LLC	CL	4063	43342-1 Sleeves	09/04/24	-99653	10.00	08/19/24	8/24	10	215	44021	612
RCX SPORTS LLC	CL	4063	44517-1 Shipping	09/04/24	-99653	25.00	08/30/24	8/24	10	215	44021	745
RCX SPORTS LLC	CL	4063	43342-1 Shorts	09/04/24	-99653	10.00	08/19/24	8/24	10	215	44021	615
REPUBLIC SERVICES INC	CL	4088	001369914 Star City Hall	09/06/24	-99634	108.61	08/31/24	9/24	10	0	41810	411
REPUBLIC SERVICES INC	CL	4088	001369609 Star River Access 10	09/06/24	-99634	89.39	08/31/24	9/24	10	0	41540	411
REPUBLIC SERVICES INC	CL	4088	001369548 Hunters Creek Park	09/06/24	-99634	381.95	08/31/24	9/24	10	0	41540	411
REPUBLIC SERVICES INC	CL	4088	001369942 Blake Haven Park	09/06/24	-99634	111.51	08/31/24	9/24	10	0	41540	411
RIMI INC	CL	4065	Aug 2024 Mechanical Inspection	09/03/24	-99655	16,024.33	08/31/24	8/24	10	0	41510	455
ROYALTY ELECTRIC LLC	CL	4067	24053-1 Hardware Access Contro	09/04/24	-99652	5,980.00	08/08/24	8/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4067	24012-3 Camera Install Freedom	09/04/24	-99652	635.00	08/12/24	8/24	10	0	41810	747
ROYALTY ELECTRIC LLC	CL	4079	24052-3 Install Camera/Light P	09/05/24	-99642	15,605.00	09/03/24	9/24	10	704	45110	738
ROYALTY ELECTRIC LLC	CL	4079	24001-9 Phone Service August	09/05/24	-99642	1,080.00	09/02/24	9/24	10	0	42200	373
ROYALTY ELECTRIC LLC	CL	4079	24018-7 Camera Mount/Pole	09/05/24	-99642	3,030.00	09/03/24	9/24	10	709	45110	738
SHERWIN WILLIAMS	CL	4069	0637-7 Paint and Paint Brush	09/04/24	-99651	80.28	08/29/24	8/24	10	0	41540	434
SHERWIN WILLIAMS	CL	4069	0637-7 40% Discounts	09/04/24	-99651	-32.14	08/29/24	8/24	10	0	41540	434
STAR ELEMENTARY PTO	CL	4056	1005 2024 Fun Run Sponsorship	08/30/24	23548	750.00	08/16/24	8/24	10	0	41810	585
STAR FIRE DEPARTMENT	CL	4060	Aug 2024 Star Fire Impact Fees	09/03/24	23551	182,084.08	08/31/24	8/24	10	0	41510	734
STAR MERCANTILE INC	CL	4091	Mult Aug Bldg & Grounds Suppli	09/06/24	23561	136.91	09/01/24	8/24	10	0	41540	611
STAR STORAGE	CL	4055	Unit C08	08/30/24	23546	155.00	08/30/24	8/24	10	0	41810	699
STAR STORAGE	CL	4055	Unit C04	08/30/24	23546	175.00	08/30/24	8/24	10	0	41810	699
STAR STORAGE	CL	4055	Unit C06	08/30/24	23546	175.00	08/30/24	8/24	10	0	41810	699
SWEET BRIAR	CL	4057	Riverhouse Concert	08/30/24	23549	1,000.00	08/30/24	8/24	10	51	41810	598
TAYLOR HAMMRICH	CL	4096	August Tumbling Instruction	09/06/24	23562	1,718.92	09/06/24	8/24	10	0	44022	352
TITAN EXCAVATION & CONSTRUCTION	CL	4059	Pr No 3365 Riverhouse Parking	09/03/24	23552	208,033.58	09/03/24	8/24	10	0	45110	737
VALLEY WIDE COOP	CL	4087	E02162 Gas Credit	09/05/24	-99635	-112.16	07/29/24	9/24	10	0	41540	626
VALLEY WIDE COOP	CL	4087	A80961 Gas	09/05/24	-99635	1,347.15	08/22/24	9/24	10	0	41540	626
VALLEY WIDE COOP	CL	4087	A80046 Gas	09/05/24	-99635	1,159.70	08/05/24	9/24	10	0	41540	626
VERIZON WIRELESS	CL	4054	9970455676 Monthly Cell Phone	08/30/24	23547	2,609.55	08/01/24	8/24	10	0	41810	416
WESTERN RECORDS DESTRUCTION	CL	4084	0713086 02-64 Gallon City Hall	09/05/24	-99638	62.00	09/01/24	9/24	10	0	41810	411
YORGASON LAW OFFICES PLLC	CL	4066	179 City Attorney Monthly Serv	09/03/24	-99654	3,500.00	09/03/24	8/24	10	0	41310	322
YORGASON LAW OFFICES PLLC	CL	4066	179 City Attorney Additional S	09/03/24	-99654	60.00	09/03/24	8/24	10	0	41310	322
YOUNG ELEVATOR INC	CL	4078	1239 Routine Service/Maintenan	09/05/24	-99643	150.00	08/23/24	9/24	10	0	41810	431

Section 5, Item B.



**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**686 S. STAR ROAD VARIANCE**  
**FILE NO. V-24-01**

The above-entitled Variance application came before the Star City Council for their action on September 3, 2024, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of a variance from City Council to the Flood Ordinance 10-1-2 to construct a residential addition without adhering to the 2' requirement to construct above the base flood elevation. The property is located at 686 S. Star Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road, south of S. Main Street. Ada County Parcel No. S0418417322.

*B. Application Submittal:*

A neighborhood meeting was held on July 10, 2024 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The land use application was deemed complete on July 15, 2024.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on August 4, 2024. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on July 30, 2024. The property was posted in accordance with the Star Unified Development Code on August 6, 2024.

*D. History of Previous Actions:*

- There are no previous applications for development on this property. The home was built in 1995. A remodel occurred in 2018.

**LAND USE:****VARIANCE:**

The applicant is requesting a variance to Section 10-1-2 of the Star Municipal Code Flood Ordinance regarding the Flood Protection Elevation (FPE) requirement of a new addition to an existing single-family dwelling to be two feet (2') above the base flood elevation (BFE). The owner's representative indicates that a new addition is being sought for the existing residence, and that compliance with the requirement to construct the new addition "roughly 1.6 feet above finish floor" of the existing dwelling would negatively impact the owner's accessibility within the structure due to physical mobility limitations of the owner. The applicant requests a variance from the Council to remedy this "unique hardship".

**The City of Star Floodplain Manager has reviewed the variance request and supporting documentation and has recommended denial of the request for variance before the Council. In the review letter provided by the Manager, it is stated that alternative construction options exist that would allow ADA accessibility to be achieved without the need for the variance. In addition, the letter indicates that floodplain elevations are dictated by FEMA, with the City being responsible for maintaining an ordinance requirement on the additional elevation from the base flood that is a State of Idaho standard. Finally, it is pointed out in the letter the increased risks to the well-being of the owner, given their mobility concerns, along with the increased safety risks of emergency responders due to rising floodwaters within a floodplain during a 100-year flood event, should these standards not be followed.**

**The Council should consider the entire record and testimony presented at their scheduled public hearing, including testimony from the applicant and additional input from the City Flood Administrator, and any additional public testimony prior to rendering its decision on the matter. Council should determine if the approval of the variance to allow the addition to the existing residential structure without the addition being elevated 2' above the base flood elevation would meet the following:**

- a. Variances shall only be issued upon:
  - 1) A showing of good and sufficient cause;
  - 2) A determination that failure to grant the variance would result in exceptional hardship; and
  - 3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

E. *Letters/Emails from the Public or Agencies:*

Idaho Department of Water Resources      May 23, 2024 Via Email

F. *Unified Development Code Provisions and Conformance:*

**Unified Development Code**

**Chapter 1 Flood Ordinance:**

**10-1-2: Definitions**

FLOOD PROTECTION ELEVATION (FPE): The base flood elevation plus the freeboard.

1. In special flood hazard areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus two feet (2') of freeboard; and
2. In special flood hazard areas where no BFE has been established, this elevation shall be at least two feet (2') above the highest adjacent grade.

**10-1-4: Administration**

C. Floodplain Development Application, Permit, And Certification Requirements:

2. Permit Requirements: The floodplain development permit shall include, but not be limited to:

- a. A complete description of all the development to be permitted under the floodplain development permit (i.e. house, garage, pool, septic, bulkhead, cabana, pole barn, chicken coop, pier, bridge, mining, dredging, filling, rip-rap, docks, grading, paving, excavation or drilling operations, or storage of equipment or materials, etc.).
- b. The special flood hazard area determination for the proposed development in accordance with available data specified in subsection 10-1-3B.
- c. The flood protection elevation required for the lowest floor and all attendant utilities.
- d. The flood protection elevation required for the protection of all utility equipment and machinery.

E. Variance Procedures:

1. The City Council, hereinafter referred to as the "appeal board", shall hear and decide requests for variances from the requirements of this chapter.
2. Variances may be issued for:
  - a. The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued

- designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
- b. Functionally dependent facilities, if determined to meet the definition as stated in section 10-1-2, provided provisions of subsections E8b, E8c, and E8d have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or
  - c. Any other type of development, provided it meets the requirements of this section.
3. In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter, and:
    - a. The danger that materials may be swept onto other lands to the injury of others;
    - b. The danger to life and property due to flooding or erosion damage;
    - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
    - d. The importance of the services provided by the proposed facility to the community;
    - e. The necessity to the facility of a waterfront location as defined under section 10-1-2 as a functionally dependent facility, where applicable;
    - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
    - g. The compatibility of the proposed use with existing and anticipated development;
    - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
    - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
    - j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
    - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
  4. The applicant shall include a written report addressing each of the above factors in subsections E3a through E3k with their application for a variance.
  5. Upon consideration of the factors listed above and the purposes of this chapter, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this chapter.
  6. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to twenty five dollars (\$25.00) per one hundred dollars (\$100.00) of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.

7. The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the State of Idaho upon request.
8. Conditions For Variances:
  - b. Variances shall not be issued when the variance will make the structure in violation of other Federal, State, or local laws, regulations, or ordinances.
  - c. Variances shall not be issued within any designated floodway if the variance would result in any increase in flood levels during the base flood discharge.
  - d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - e. Variances shall only be issued prior to development permit approval.
  - f. Variances shall only be issued upon:
    - 4) A showing of good and sufficient cause;
    - 5) A determination that failure to grant the variance would result in exceptional hardship; and
    - 6) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

**FINDINGS:** The council has based its determination on the variance request upon the following:

1. A showing of good and sufficient cause;

*The Council finds that good and sufficient cause has not be proven by the applicant that can result in Council approval of this variance. This is based on the testimony by the City Engineer, including information in the record that shows the negative impact the actions by the Council would cause to the City of Star.;*

2. A determination that failure to grant the variance would result in exceptional hardship; and

*The Council finds that there is not an undue hardship associated with the characteristics of the site that the approval of the variance will relieve. There are alternative measures that can be taken by the applicant to construct an addition to the dwelling that would allow conformance to the flood ordinance without the need for a variance.*

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

*The Council finds that the approval of this variance would be detrimental to the public health, safety and welfare. The construction of the addition to the dwelling within the floodplain, without compliance to the Flood Protection Elevation (FPE) would result in increased flood heights, could result in additional threats to public safety, including that the applicant, first*

*responders and neighboring property owners, and could create extraordinary public expense, by way of increased or canceled flood insurance throughout the City. The City Engineer has determined that the approval of the variance would result in a conflict with local laws or ordinances, in addition to Federal ordinances, including that of FEMA.*

**Public Hearing of the Council:**

- a. A public hearing on the application was held before the City Council on August 20, 2024 and September 3, 2024, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony in favor of the application was presented to the City Council by:
  - Bruce Hessing – Applicants Representative
  - Chris Haener
  - Tom Walls
- c. Additional Oral testimony to the application was presented to the Council by:
  - Ryan Morgan – City Engineer

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed variance request in accordance with the City of Star Municipal Code, deliberated on the matter, resulting in discussions on the request.

Council finds that the request does not meet the requirements necessary for the Council to grant the variance.

Council added that the Planning Department would refund the application fee to the applicant.

The Council voted unanimously to deny the Variance request on September 3, 2024.

Dated this 17<sup>th</sup> day of September, 2024.

Star, Idaho

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

RESOLUTION 016-2024

**2024-2025 CITY OF STAR IMPACT FEE COMMITTEE APPOINTMENTS**

A RESOLUTION OF MAYOR OF THE CITY OF STAR, IDAHO WITHIN ADA AND CANYON COUNTIES; CREATING AN IMPACT FEE COMMITTEE PER IDAHO CODE 67-8205; MAKING UP THE COMMITTEE OF AT LEAST FIVE MEMBERS, INCLUDING TWO OR MORE MEMBERS WHO ARE ACTIVE IN DEVELOPMENT, BUILDING OR REAL ESTATE, AND TWO OR MORE MEMBERS WHO ARE NOT GOVERNMENT EMPLOYEES.

**DEVELOPMENT / REAL ESTATE**

Jenna Englund, Berkly Building Company, Citizen of Star  
Dustin Keyes, DK Constructors, Citizen of Star

**NOT GOVERNMENT EMPLOYEES OR OFFICIALS**

Michael Keyes, Citizen of Star  
Tyler Oliver, Citizen of Star  
Jeff Wood, Citizen of Star

**PASSED and APPROVED** The above committee members are hereby appointed by Mayor Trevor A Chadwick and confirmed with a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ against the appointment on Tuesday, September 17, 2024, at the Star City Council Regular Meeting.

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>
<b>Council Member David Hershey</b>	_____	_____	_____
<b>Council Member Kevin Wheelock</b>	_____	_____	_____
<b>Council Member Jennifer Salmonsens</b>	_____	_____	_____
<b>Council Member Kevin Nielsen</b>	_____	_____	_____

\_\_\_\_\_  
Trevor A Chadwick, Mayor

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