



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 05, 2022 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick gavelled the meeting to order at 7pm and led the room in the Pledge of Allegiance.

2. INVOCATION – Brian Howard – The Cause Church

Pastor Brian Howard offered the invocation.

3. ROLL CALL

Council Members David Hershey, Kevan Wheelock, Jennifer Salmonsens and Kevin Neilson were present. Staff present; City Attorney Chris Yorgason, City Clerk / Treasurer Jacob Qualls, City Planner Shawn Nickel, City Engineer Ryan Morgan, Public Information Officer Dana Partridge and Deputy Sheriff Dale Morehouse.

4. PRESENTATIONS:

A. Ada County Assessor's Office Presentation - Mr. McQuade

Ada County Assessor Mr. McQuade presented the City Council with his annual presentation on the values within the City of Star indicating the market value growth. Mr. McQuade explained the Residential Property Owners are paying a larger proportionate share of property taxes compared to the Commercial Property Owners in the Star Taxing District.

Council Member Wheelock asked if the percentage was different throughout Ada County; Mr. McQuade explained in Kuna the City of Star is comparable at 93% residential, whereas in Boise City, the share is 68% residential.

Mayor Chadwick thanked Mr. McQuade for coming to the City of Star each year and explaining the Property Tax Levy system and the challenges. Chadwick also acknowledged this was Mr. McQuade's last presentation as he is due to retire this year.

5. CONSENT AGENDA (ACTION ITEM)

A. Approval of Claims Provided & Previously Paid

B. Final Plat: Riverpark Estates Subdivision (FP-21-35)

C. Final Plat: Breitenbach Ridge Subdivision (FP-22-03)

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilson – aye. Motion carried.



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6. ACTION ITEMS:

- A. **Parks, Art & Beautification Committee Appointments:** The Parks, Art & Beautification Committee would like to have Cecile Porter and Claudia Sanders appointed to the Committee (**Action Item(s)**)
- Council Member Salmonsens moved to approve the appointments; Council President Hershey seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- B. **Resolution #001-2022 Adoption of South of the River Plan Subarea Plan:** A resolution adopting the SOTR Subarea Plan into the Star Comprehensive Plan (**ACTION ITEM**)
- Council President Hershey moved to approve Resolution 001-2022, adopting the South of the River Plan Subarea Plan; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- C. **Findings of Fact - Langtree Bungalows Subdivision Amendment (AZ-21-11 / DA-21-16 / PP21-15 / PR-21-08):** Amending previously approved Findings of Fact on February 15, 2022 (**ACTION ITEM**)
- City Planner Shawn Nickel explained there had been a request for reconsideration from the neighbors of Langtree, however, the neighbors and applicant had come to an agreement and requested the Findings of Fact be amended to include additional conditions of approval. If the amendment were approved by the City Council, the neighbors would remove their request for reconsideration.
- Council President Hershey moved to approve the Amended Findings of Fact and Additional Conditions of Approval; Council Member Wheelock seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Mayor Chadwick thanked the neighbors and applicant for coming to a mutual agreement.
- D. **Request for Reconsideration:** Langtree Bungalows Subdivision (AC-21-11 / DA-21-16 / PP-21-15 / PR21-08)
- Request removed because of previous action noted above.
- E. **Ordinance 358-2022: Inspirado Subdivision Annexation & Development Agreement (DA-21-11):**
- Council President Hershey moved to introduce Ordinance 358-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
 - Council Member Nielson moved to approve Ordinance 358-2022 and to include all the parcels that were part of the Public Hearings and read the title; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.



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F. Ordinance 359-2022 Starpointe Subdivision Annexation & Development Agreement (DA-21-09)

- Council President Hershey moved to introduce Ordinance 359-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 359-2022 and read the title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

G. Ordinance 360-2022: Oaklawn Crossing Subdivision Annexation & Development Agreement (DA-21-10):

- Council President Hershey moved to introduce Ordinance 360-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Salmonsens moved to approve Ordinance 360-2022 and read the title; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

H. Ordinance 364-2022: Springtree Estates Subdivision Annexation & Development Agreement (DA-21-24)

- Council President Hershey moved to introduce Ordinance 364-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Wheelock moved to approve Ordinance 364-2022 and read the title; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

I. Ordinance 365-2022: Kirshner-Dill Annexation & Development Agreement (DA-21-23)

- Council President Hershey moved to introduce Ordinance 365-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Neilsen moved to approve Ordinance 365-2022 and read the title; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

J. Ordinance 367-2022: Iron Mountain Vista Subdivision & Development Agreement (DA-21-21)

- Council President Hershey moved to introduce Ordinance 367-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.



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- Council President Hershey moved to approve Ordinance 367-2022 and read by title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

K. 7. PUBLIC HEARINGS with ACTION ITEMS:

A. Public Hearing: Life Spring Church Conditional Use Permit (CUP-22-02)

Mayor Chadwick opened the Public Hearing at 7:51 pm and asked the Council if they had any exparte' contact. No ex parte' contact was determined or reported to be in conflict and all members indicated they could make an impartial decision.

Applicant

Larry Osborn 1825 N Icefor Place

Mr. Osborn explained the request for the Conditional Use Permit request as the modular would be temporary until which time the church could build onto their main facility. The facility would meet ADA requirements, not emit fugitive light and meet the other necessary codes.

Council Member Nielsen asked if the length of time the unit would be utilized, Osborn answered he believed it would be for two years.

Council Member Salmonsens asked if there would be any effect on drainage or irrigation. Osborn replied it would not affect either.

No public testimony was offered. Mayor Chadwick closed the public hearing at 8:03pm

- Council President Hershey moved to approve the Conditional Use Permit request with the following conditions: it be painted to match the main building if at all possible and the use be permitted for up to three years; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:04pm

Trevor A Chadwick, Mayor

ATTEST: _____

Jacob M Qualls, City Clerk-Treasurer