



## CITY COUNCIL SPECIAL MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

### 1. INVOCATION – Brian Howard – The Cause Church

Brian Howard with The Cause Church offered the invocation.

### 2. ROLL CALL

Council Members present: Mayor Chadwick, Council President Hershey, and Council Members Wheelock, Salmonsens, and Nielsen were Present. City Staff present: City Clerk Qualls, Public Information Officer Partridge, City Contract Attorney Yorgason, Planning Director Nickel, Assistant City Planner Field, and City Engineer Morgan.

### 3. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 6:30 p.m.

### 4. CONSENT AGENDA (ACTION ITEM)

#### A. Final Plats: Greiner Hope Springs Phase 4 (FP-21-30)

Council Member Salmonsens moved to approve the Consent Agenda; Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

### 5. PUBLIC HEARINGS with ACTION ITEMS:

#### A. PUBLIC HEARING on the Inspirado Subdivision Annexation:

Mayor Chadwick asked the Council if they had had any ex parte communication and, hearing none, opened the Public Hearing at 6:33 p.m. He advised that the applicant would be presenting on three developments this evening.

Representatives gave a presentation to Council requesting approval of an Annexation and Zoning (R-3 PUD-DA/C-1-DA/MU-DA), a Development Agreement, a Planned Unit Development, and a Preliminary Plat for a proposed mixed-use development and subdivision consisting of 195 single family residential lots, 2 high density residential lots, 1 commercial lot, 5 mixed use lots and 24 common lots. The property is located on the northeast corner of N. Star Road and W. Chinden Blvd in Star, Idaho.

Applicant presentation summary: Applicant's Counsel Debra Nelson of Givens-Pursely land-use attorneys located at 601 W Bannock Street, Boise, developer Randy Clarno of 1861 S. Wells Avenue, Meridian, and civil engineer Teller Bard of Kimley-Horn at 950 W. Bannock Street, Boise, appeared on behalf of the proposed Inspirado development. Ms. Nelson presented the project, which she stated is a mix of residential, commercial, and mixed-use. She stated the NE corner of Star Road and Chinden Boulevard provides an opportunity for high-end residential with views since the north end is perched on the Phyllis Canal, and that Chinden offers opportunities for commercial and mixed-use.

The development team participated in the City's Comprehensive Plan updates to ensure development plans were in alignment with the City's plans. The neighborhood is planned to have 3-5 units per acre under proposed R3 Zoning and C2 mixed-use and commercial zoning. Nelson remarked that the plan was also

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consistent with the City's pending South of the River sub-area plan which has similar uses. The zones are designed to be compatible and support each other. Access to the interior is provided off Star Road and Chinden and a reconfigured commercial zone district is to the front more on Chinden. Two neighborhood entrances located closer to the corner of Star and Chinden were not approved as shown on the map (see packet). The development plan is for 195 residential lots with a density of 2.92.

The development team noted two limitations given that higher density is only allowed within 10 feet: 1. 5 feet rather than 5 feet per story; and 2. Allow local streets to be 33 instead of 36 feet wide, which would confirm to ACHD standard. Proposed development has a 15.9 % open space overall and a future City Park to the east. Slides (see Council packet) included plans for the community entrance, pathways and bridges, and elevations showing a diversity of homes including 1500-3000 square foot patio homes, 2000-4000 square foot custom homes, and possibly larger luxury homes on the ridge. Attached town homes and mixed-use concepts were shown as well.

Mayor Chadwick mentioned the issue of setbacks and noted prior Fire Department concerns over how tight it gets when homeowners have equipment on the sides of their houses. With respect to street widths, Chadwick stated that he is not a fan of smaller street widths and noted that the developer's slide presentation showed several house elevations that appeared to have RV garages. He asked to ensure that this met ACHD standards for widths. Questions surrounded how wide the collector roads were and what ACHD standards were for collector roads. The Mayor and Council discussed concerns over potential for residential to occur within commercial zones and wanting to prevent that.

Debra Nelson withdrew the request for commercially zoned areas to have residential with no deviations.

Mayor Chadwick referenced the ACHD report and noted potential traffic mitigation issues. Discussion surrounded mitigation elements for Star Road, as it is a main north/south route in the morning for high school students and others. Teller Bard of Kimley-Horn Civil Engineering explained the process of posting arms and conduits, then ACHD will come in to hang the lights.

Council Member Salmonsens asked for clarification on the annexation path with respect to the two other proposed developments and inquired on the Irrigation District and about perpendicular parking stalls. Nelson clarified that the two properties were agreeing to annex as well, and that the perpendicular parking spots would be replaced with a different type of parking to address safety concerns.

Council Member Hershey expressed support for the community amenities of pickleball and bocce ball and inquired about the density vs. the zoning changes. Nelson clarified the proposed design is specifically to accommodate being along a major roadway; there is a small corner spot to buffer between rim lots and the busier Star Road area, which provides transition and the level of residential density that will make mixed use and commercial successful. She clarified that overall density even with those sections is 3.5, so it is still on the low end of the Comprehensive Plan. It was noted that any conditional uses would need to come back before the Council.



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Council Member Hershey expressed concern about setting precedent with approving smaller 33-foot road widths. Discussion surrounded noting that the aforementioned roads would be internal and geared to be slower, benefits of wider roads, parking, and clarifying adjacent landscaping and/or drainage areas.

Nelson also clarified that the one-acre park has a landscaped berm to help protect the neighbors (the Beans). Randy Clarno, developer, noted that he had spoken with Rick and Christy Beans, the neighbors, and believes that they are happy and satisfied with the protection the park/berm provide.

Council Member Nielsen noted that if the Beans had any remaining concerns, that he would have expected to see them at this public hearing and noted they were not in attendance. Nielsen also expressed a preference for a minimum 10-foot side setback regardless of stories, and 36-foot streets. Discussion surrounded that Star was able to set its own standard as a city when ACHD went to their 33-foot allowable standard and trying to avoid "stack-and-pack" style developments. Nielsen suggested a counterproposal for the development, for 7-foot side setbacks and a 33-foot road internally in order to make the development look more open.

Debra Nelson thanked Council for the counterproposal and noted the development team's desire to create a high quality, high-end look and design. Mayor Chadwick inquired about the number of builders and how varied the development would be in design. Randy Clarno replied that there would be 5-8 builders, with three different building types, and that their firm had several developments in progress around the Treasure Valley. Clarno further stated that all builders had to go through architectural control review, that they would consider a different setback, and expressed concern for the patio homes but willing to work with 7 foot setbacks.

Council Member Salmonsens mentioned that the City was working on a Master Pathway Plan and inquired regarding the Phyllis Canal and where any easements were in terms of a required paved maintenance road. Teller Bard said that the thirty-foot paved road is for mud trackout for Pioneer Irrigation District so they don't track mud out on Star Road; he said a portion of that is in and another portion is outside the property. He also stated that Pioneer Irrigation District appeared uninterested in that space within the easement being used by pedestrians even if the space was maintained by the developer. Council Member Salmonsens inquired if it was possible to include a public easement in the development for the future, if Pioneer might reconsider. Nelson noted that the community did have a parkway strip running for East/West connectivity further down; Salmonsens expressed a request to have a public easement for that referenced pathway rather than just for HOA-only use.

Further discussion included the merits of increasing the sidewalk from six to seven feet along collectors and arterials, and concerns over schools and capacity. Mayor Chadwick noted that Ryan Field had pursued this, and that West Ada School District was not interested in a school site for this development area as children would be routed to Pleasant Valley; as such, this development if approved would not impact Star Elementary. He noted a general overall concern about schools, roads, police as part of a larger issue.



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Council Member Salmonsens inquired about the emergency access plan, and Nelson noted three access points from Star and Chinden, and the interior/middle of Chinden. Teller Bard added that interim access will be determined at the individual phases at final plat stage and if needed, the developer has been open to constructing access on Star and Chinden in the first phase. Mayor Chadwick noted that Star Fire would not allow more than 30 houses without a secondary access point.

Discussion compared 7-foot and 8-foot sidewalks and noted concerns over ITD and ACHD road widening plans and that if an oversized sidewalk were put in now, that it would likely be removed during ITD's upcoming process. Council Member Salmonsens asked if it would make sense to set aside construction funds in an account to support future sidewalks after that work has occurred. Mayor Chadwick referred back to the Open Space slide, noting that 15.9% of the development was indicated as Open Space. He asked to clarify the usable open space and asked if the whole intent was 15%, with 10% of that usable. Council Member Nielsen highlighted side setbacks vs. open space requirements. Council Member Wheelock inquired where stormwater is routed (see Council Packet pages 4 and 5 for the preliminary plat sheet).

**Public Testimony:**

Assistant Planner Ryan Field referenced the presentation slide for the mixed-use area and updated that there had been commercial interest in that segment of land in the past few hours.

Former Council Member Michael Keyes of 338 S Long Bay Way expressed general support for the project, noting that he feels the developer will bring something to Star but that the Devil is in the details. He saw discussion of storage units in the Council Packet and does not feel that these should be in what is now and will be a primary entrance to Star. He encouraged Council to not allow storage units for this development. He further mentioned the ITD access point and said that he hoped Council had had a chance to see these on a map. Mr. Keyes noted that two more developments were coming up afterward on the same agenda from this applicant, and said he hoped that the Council ensures the protection of several easements and landowner access points. He mentioned a letter from Ada County Development Services about the pathway on the Phyllis Canal and encouraged the city to engage with the ditch irrigation company Pioneer to see if a pathway easement can be negotiated. He noted that the new City code that governs Open Space has been in place through other land use agreements, and asked Council to stick to their guns on those. Keyes reiterated his support of the project.

Richard Riley of 7020 W. Chinden Boulevard, Star, requested more clarity on the Chinden collector road as to when the road would be built and whether there would be a light.

Gary Avis of 210 S. Main Street, Star, advised that he was present to speak about Item E on the agenda and was asked to come back up to speak on that topic during that discussion.

**Developer rebuttal:**



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Teller Bard pointed to access point E, noting the collector access and verified that it was to be signalized. He said that a 24-foot strip of property needs to be negotiated with the neighbors at the west and east. Bard verified that it will be the developer's responsibility to determine the light timing.

Debra Nelson thanked Council. She thanked former Council Member Keyes for his support of the project and stated that Randy Clarno has worked with the surrounding landowners and will make sure to preserve access. She stated that the developers will meet the usable open space requirements, will not ask for a storage unit to be approved for the development, will not ask for residential to be permitted in the commercial zone, and expressed remaining concern over the patio lots. She asked for a counterproposal for the patio lots to be left as stated in the original proposal, with 130 remaining non-patio lots that would have the 7-foot setback.

Council remarks expressed concern to ensure when the improvement to Mr. Dean's access would occur and if it was viable to include a public easement in the development agreement the ability for a pathway to be installed in the portion of land owned by Pioneer Ditch Co. on the east. Council discussed working with Pioneer Ditch to get the needed approval as we get our Master Pathways Plan approved.

Council members inquired whether planter strips could be reduced in order to get the 36-foot streets. Staff will need to inquire with ACHD to see if there are any ramifications with adjusting 8 foot planter strips.

Mayor Chadwick closed the Public Hearing at 8:09 p.m. and went to Council deliberations.

- Council Member Hershey generated a list of conditions and moved to approve the Inspirado Subdivision Annexation with the following conditions:
  1. Development moves forward as established in the report as-is, along with any ITD proportionate shares that have been identified;
  2. Increase the streets to 36 feet by removing 1.5 feet on each side and adjusting 8-foot planter strips to be 6.5-foot planter strips.;
  3. To incorporate 10% usable open space equivalent to the whole residential park;
  4. 7-foot sidewalks along collector roads and Star Road;
  5. A Pioneer easement grant to be secured if that can be done in order to allow for a pathway along the Phyllis Canal;
  6. No residential to be proposed in any commercial area;
  7. Any prospective storage units must be brought before Council as conditional use;
  8. Considerations for the Dean property as stated in the letter including two new driveways;
  9. Setbacks for patio homes as stated and a 7-foot setback for the rest of residential in the neighborhood.
  10. (Amendment to add) a provision for adding a trust for construction of a future 7-foot sidewalk and directing Staff to work with ACHD and the applicant;

Council Member Nielsen seconded the motion and amended it to include a provision (noted above) for future funding of 7-foot sidewalks on Star Road. **VOICE VOTE:** all ayes. Motion carried.





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Mayor Chadwick called for a brief recess at 8:21 p.m.; he called the meeting back to order at 8:30 p.m. He advised that Council would hear the agenda topics out of order in order to logically follow the annexation pathway to the proposed Oaklawn development. Item 5C, Starpointe, was heard next.

**B. PUBLIC HEARING on the Oaklawn Crossing Subdivision Annexation:**

\*Heard out of order at Mayor Chadwick's request, after Agenda Item 5C, in order to maintain logical discussion flow along the map of the proposed annexations.

Mayor Chadwick asked the Council if they had any ex parte communication and, hearing none, opened the Public Hearing.

Applicant's Counsel Debra Nelson of Givens-Pursely land-use attorneys at 601 W. Bannock Street, Boise, presented a slide deck with information supporting the developer's request for approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 65 residential lots, 1 commercial lot and 5 common lots. The property is located at 8005 W. Joplin Road in Star, Idaho, and consists of 25.87 acres with a proposed density of 3.09 dwelling units per acre.

Ms. Nelson stated that they are not asking for any code deviations for Oaklawn Crossing and are in agreement with all staff requirements and conditions of approval. This was the development team's third of three projects considered this evening. She noted the land was at the southwest corner of Joplin and Star Roads and was in a low-lying region below the rim. The team worked closely with City staff on this project that calls for 3-5 units per acre and for mixed-use on the corner of Joplin and Star. Nelson stated the project is also consistent with the pending South of River sub-area plan and the mix of uses is compatible with surrounding areas as proposed, transitioning from a Central Business District to the north and east down to the surrounding planned neighborhoods.

With main access off Joplin Road, public roads stubbed to the west and access also provided through the mixed-use property. The five acres of mixed-use property are being geared for small boutique commercial with vertically integrated product with residential. Nelson mentioned a few uses including commercial and retail, professional offices, and a drive through coffee shop. The development is planned to have over 25% open space; as such, Nelson stated they could agree to the 10% usable open space as requested by Council. Nelson presented slides depicting the central park area, pathways, seating area, pond, shade tramada, sand beach, boat launch, and a meandering pathway creating a loop for the neighborhood. Nelson also showed slides of the entry monument, fencing, entrance water feature, and concept homes. She stated the patio homes were geared to be smaller but with high-quality design features at 1500-3000 square feet. Nelson stated the development team was in agreement with staff recommendations and stood for questions.

Council questions surrounded whether the ponds were considered part of usable open space, verifying the size of the pathway, and what the elevation changes were like from the lots to the surface of the pond. The



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development team verified that they will meet the City's open space requirements, that the pathway was a 5-foot paved pathway, and that the sites were elevated.

Council and development team discussion noted the hope for possibly connecting the internal path to the Starpointe neighborhood vs. certain challenges over a portion of wetland that is protected by the E.P.A. because some lots back up onto the existing wetland area. General concerns were expressed over Phyllis Slough and water flow.

### **Public Testimony:**

Michael Keyes of 338 S. Longbay Way expressed that he was generally supportive of the project and pleased with the mixed-use but a bit concerned about the mixed-use area in terms of the proportion of ponds.

Pete Aldrich of 8425 W. Joplin Road said he was pleased to see the ponds, especially if they might be stocked with fish! Mr. Aldrich reported a concern about a 25-foot strip of land next to his land owned by the Robinette family. He stated that the owner does not do any weed abatement and asked if there was any way to get the owner to deal with goatheads and other invasive weeds that create an eyesore for both him and the future development. He also asked in terms of water, expressing concern that it could look bad coming up the hill especially with respect to the segment of land owned by Robinette.

### **Applicant rebuttal:**

Debra Nelson replied to Michael Keyes' remark, noting the low-lying area of land but from a use standpoint, that the pond creates a great transition with the bridge and roadway.

Teller Bard commented that fill material has been brought in to the correct the grading.

Debra Nelson clarified for Council that this project was geared to be finished in one phase and that distance provides a level of transition in terms of sound mitigation to the residential side. She stated that she felt that the type of consumer that would select those residences would be comfortable being near the commercial side, that it was a draw. She further stated that the ponds would be aerated with fountains, so there would be constant low-level background sound from the water flow.

Further discussion surrounded the 25-foot strip of Robinette land in terms of whether a stub could be added and about any options for pathways easements. Concern was expressed over slope and safety.

Doug Perry of 5279 Waters Edge, Garden City noted the difficulty in selling high-end properties and on advising clients on what "could" happen surrounding their property in the future, which he stated made it a tough sell.

Randy Claro stated that he was open to a pathway if a time frame was determined.

Mayor Chadwick asked what ACHD has said about widening the road and stated that he could work with a goal of having plans in place for a potential pathway within the next year, noting there may be potential E.P.A.



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mitigation issues. Chadwick directed Ryan Morgan to determine if Star Sewer and Water would have an issue with an easement over their easement. Ryan answered with past history indicating that they should not, so Mayor Chadwick withdrew his suggestion.

Mayor Chadwick closed the Public Hearing at 9:32 p.m.

**Council deliberations:**

- Council Member Nielsen moved to approve the Oaklawn Crossing Subdivision Annexation with a list of conditions as follows:
  1. 10% usable open space
  2. 7-foot sidewalk along Joplin collector
  3. Include in CCNR notice to residents to disclose that mixed use may include light noise consistent with approved uses in that zone.
  4. Approve requested use for a coffee shop
  5. As per Aldrich and Star Sewer and Water, one sewer and water stub related to the Aldrich property via Ascot Road
  6. Conditional use for retail, professional offices, and drive-through coffee shop

Council Member Hershey seconded the motion. **VOICE VOTE** – all ayes. Motion carried.

**C. PUBLIC HEARING on the Starpointe Subdivision Annexation:**

Mayor Chadwick asked Council if they had any ex parte communication. Hearing none, he opened the Public Hearing at 8:30 p.m.

Debra Nelson of Givens-Pursely land-use attorneys at 601 W Bannock Street, Boise, presented a slide deck explaining the development team's request for approval of an Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 71 residential lots and 13 common lots. The property as initially proposed in the packet is located at 6825 N. Star Rd, 8405 W. Joplin Rd and 8755 W. Joplin Rd in Star, Idaho, and consists of 29.24 acres with a proposed density of 2.43 dwelling units per acre. She reminded that this was the second of three projects from the same development team. Noting that the proposed development is directly across Star Road from the proposed Inspirado development, Nelson started with an overview of points and compromises. She stated the zoning proposed for the area is geared to be compatible with surrounding neighborhood developments. Main access is off of Star Road and has a stub at the south to continue through to other properties south of Chinden. With respect to compromises, Nelson indicated that the developer's original two requests would have been similar to the original Inspirado (Item 5A) request: 1. A 5-foot interior setback; and 2. 33-foot roads. Nelson advised that if the Mayor and Council were amenable, they would just apply the same conditions that had been agreed upon for Inspirado to Starpointe and it would become 69 residential lots.

At Mayor Chadwick's request, Ms. Nelson read the amended developer's request for the record:

- Streets would be 36 feet





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- Reduce the tree planter strips from 8 feet to 6.5 feet and still have detached 5-foot sidewalks
- 7-foot setbacks on either side of all lots
- Noting a difference between Inspirado and Starpointe: there are no patio homes in the Starpointe development
- Developer would get a comparable reduction for the lost 3 feet of width in the required open space percentage
- It will now be 68 lots

Nelson showed slides depicting entrance, park, and architectural elements, including central park areas with a gazebo and a creek flowing by a meandering walkway. She showed concepts for two contemporary home types of a range of 2,000 square feet to some at 4,000-5,000 square feet at the rim. The development team stood for questions:

Council Member Hershey asked to clarify about the 7-foot sidewalk and trust for future sidewalk construction. Ms. Nelson agreed. Council Member Nielsen asked which lot would be lost; Ms. Nelson said that it would be on the western side to add to the common park around the pond. She said the creek will be flowing year-round utilizing water from the artesian well. For Lot 29 (common driveway), it was verified that there was no issue with Star Fire. Nelson advised that ACHD requested, and they had amended the plan. For secondary fire access points, discussion surrounded the ability of surrounding neighborhoods to stub to Starpointe, with stubs planned on the west side, south side, and main collector road.

Council Member Salmonsens inquired on the planning for the ponds. Nelson verified the ponds were aerated and usable. Concern was expressed over the water flow route through Gage's property and down to Phyllis Slough, to ensure that same flow would continue.

### **Public Testimony:**

Pete Aldrich of 8425 W. Joplin in Star had questions about the water for the pond off of the artesian well. He stated he has water rights for his house and property/pasture from the artesian well source and is willing to work with the developer but need something that says it's not something the developer fully controls. He expressed concern about the driveway that is to be an access to Chinden and running a sewer up his driveway.

### **Developer rebuttal:**

Development team discussion surrounded the intent to maintain the flow with 6 inch irrigation line down the driveway to the Aldrich pasture. They have met with the Aldrich family and agree to maintain the current flows. They acknowledged the need to work closely with Star Sewer and Water as the preferred alignment is up a 35 foot flagpole which is the route. Public water will need to be brought up Star Road and also extended in Joplin to the western boundary.

Mayor Chadwick closed the Public Hearing at 8:47 p.m. and moved to Council deliberations.



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Council discussion surrounded a clarification on what the road would look like up the Aldrich property's driveway and that it met Star Sewer and Water's standards. Bollards were discussed to stop traffic.

Council Member Nielsen summarized the list of conditions that adjusted the original proposal and moved to adopt the Starpointe Subdivision Annexation with the following amendments:

1. Maintain water flow to the adjacent properties as they currently receive it
2. 36-foot road width
3. 6.5-foot planter boxes
4. 7-foot setbacks on all lots
5. 10% open space less reduction of tree planters from 8 to 6.5 feet
6. 7-foot sidewalk on Star Road in trust for final build
7. ITD proportionate share as per formula
8. 7-foot sidewalk by collector road

Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; and Nielsen – aye. Motion carried.

### D. PUBLIC HEARING on the Star River Meadows Annexation:

Project description: the Applicant is seeking approval of an Annexation and Zoning (R-3) for the annexation of the existing Star River Meadows Subdivision into the City of Star. The annexation of the subdivision includes a total of 13 existing residential lots and associated common lots. The properties included in this annexation are located on River Ranch Lane in Star, Canyon County, Idaho, and consists of approximately 4.8 acres.

Mayor Chadwick explained that while the City had submitted our notice to the Idaho Statesman timely, that unfortunately the paper failed to publish it on time and proper noticing was not complete. He recommended tabling the hearing until the February 15, 2022 meeting.

- Council Member Nielsen moved to table the public hearing on the Star River Meadows Annexation until the February 15, 2022 Star City Council Meeting; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; and Nielsen – aye. Motion carried.

### E. PUBLIC HEARING on the Unified Development Code Updates & Additions:

The City Council of the City of Star will hear comments from the public concerning the proposed Amendments to the Unified Development Code, Updating Title 8, Chapter 1 through Chapter 8: Updates to include 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 Street Light Standards, Sidewalk Standards Update; and Establishment of Design Review and Development Standards of a Horizontal Apartment / Build to Rent



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Ordinance; Establishment of City Impact Ordinance. Oral testimony may be offered at the hearing.  
**(PREVIOUSLY CONTINUED FROM DECEMBER 21, 2021)**

Mayor Chadwick advised that the public hearing would need to be continued but opened the Public Hearing in order to accommodate members of the public who had come to speak.

Gary Avis of 210 S. Main Street in Star said that his residence is zoned RA and wondered if they were to establish a secondary unit (granny flat) above a detached garage, if that could become a rental longer than 30 days.

City Planning Director Shawn Nickel advised that under current code, secondary residences are supposed to be for relatives only. He clarified that Staff is not proposing any changes.

Gary Avis asked a second question, with respect to whether Idaho Department of Transportation will survey and let homeowners know what level of infringement will occur with road widening.

Mayor Chadwick asked Mr. Avis to reach out to Shawn Nickel and Ryan Field for more information.

- Council Member Salmonsens moved to continue the public hearing to the February 15, 2022 Star City Council meeting; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

## 6. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:52 p.m.

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Trevor A Chadwick, Mayor

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