



CITY OF STAR, IDAHO
CITY COUNCIL SPECIAL MEETING MINUTES
WILLOWBROOK AGENCY

City Hall - 10769 W State Street, Star, Idaho
Tuesday, February 8, 2022 at 6:30 PM

PUBLIC NOTICE: THIS MEETING WAS A WORKSHOP - NOT A PUBLIC HEARING. PUBLIC TESTIMONY WAS NOT HEARD. THE PUBLIC WAS INVITED TO PARTICIPATE BY OBSERVING THE PROCESS IN PERSON OR ONLINE AT:

<https://www.youtube.com/channel/UCkw5PdAcU RK0rP7MNaLB1A>

1. CALL TO ORDER

Mayor Trevor Chadwick called the meeting to order at 6:30 p.m. He welcomed attendees and led the Pledge of Allegiance.

2. ROLL CALL

Present were Mayor Trevor Chadwick, Council President David Hershey, Council Member Kevan Wheelock, Council Member Jennifer Salmonsens, Council Member Kevin Nielsen, City Planner Shawn Nickel, Assistant City Planner Ryan Field, Police Chief Zach Hessing, Middleton School District Mark Gee, West Ada School District Marcy Horner, West Ada School District John Gillin, Nate Mitchell of A+E Construction LLC representing applicant Willowbrook Development Inc., CK Engineering Chad Concella, Idaho Department of Water Resources Nick Miller, Star Sewer & Water District and City of Star Engineer Ryan Morgan, Star Sewer and Water District Hank Day, Star Middleton Fire District Chief Greg Timinsky, Star Middleton Fire District Deputy Chief Victor Islas, Middleton School Trustee Cindy Powell, Star Transportation Committee Chair John Tenson, PIO Dana Partridge, and City Clerk-Treasurer Jacob Qualls.

3. AGENCY WORKSHOP

AGENCY WORKSHOP SUMMARY – WILLOWBROOK

Mayor Chadwick summarized that this evening's workshop would revolve around schools, water/sewer, fire, and police.

Nate Mitchell of Willowbrook provided an overall summary of the project, noting the application was for approximately 1,556 acres of ground that lies basically along the Purple Sage corridor on the west from a half mile west of Kingsbury Road East ending a quarter mile west of Highway 16.

Mitchell reviewed the proposed residential, commercial, and golf course development utilizing a map (see Agenda Packet). Discussion ensued on elementary and middle school needs to support the proposed housing. A challenge noted was the possible long term issues surrounding routing Star school children east for their educations in West Ada School District and noting that Middleton School District is having difficulty getting bonds passed.

The projection noted was 0.5 students per unit in terms of demographics.

An elementary site at Willowbrook was noted as likely being necessary, as well as a bus stop or bus depot to service older students in routing them to an existing area for middle and high school students.



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The current site in Star for a proposed future high school was mentioned in terms of how the addition of Willowbrook might impact the timeline.

For planning purposes, Nate Mitchell mentioned Willowbrook's hope to start selling lots in 2025.

Discussion moved on to water supply and sewer needs.

Discussion surrounded a collection and treatment sewer system would need to be built and this is already starting with a pressurized lift station which brings wastewater to the current facility to building a new treatment facility at the north end of the district and how to fund the project.

Water rights at Hillsdale and other surrounding neighborhoods were mentioned, as was reuse of treated wastewater for irrigation purposes.

For Fire, it was noted that nine firefighters will be needed to open the fire station across from the LDS church on Floating Feather in 2024.

Future fire and police staffing was discussed, as well as funding via impact fees and having development help pay for growth.

Chief Hessing explained the metrics of officers per thousand. Facilities needs to house fire and police officers geographically were discussed.

First phase of Willowbrook was projected to be completed for 2030.

Mayor Chadwick adjourned the meeting at 8:45pm

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk - Treasurer