



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, April 15, 2025 at 7:00 PM

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Councilmember Kevin Nielsen

Councilmember Nielsen led the invocation.

3. ROLL CALL

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

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner and Sports & Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge; Star Police Chief Zach Hessing and Deputy Chief Fire Marshall Victor Islas.

4. 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 Claims

B. Approval of Minutes: March 11, 2025

C. Approval of Minutes: March 18, 2025

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A the Approval of Claims, 5B the Approval of Minutes for March 11th 2025 and 5C approval of minutes for March 18th 2025. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

5. PUBLIC HEARING

- A. Sorano Estate Subdivision (RZ-24-01) (DA24-09) (PUD-24-02) (PP-24-09)** The Applicant is requesting approval of a Rezone (R-3-DA-PUD/C-1-DA-PUD), a Development Agreement, a Planned Unit Development and a Preliminary Plat for a proposed residential and commercial subdivision consisting of 193 residential lots, 3 commercial lots and 32 common lots. The property is located at 6497 & 6689 Hwy 44 in Star, Canyon County, Idaho, and consists of 92.68 acres with a proposed residential density of 2.26 dwelling units per acre. **(ACTION ITEM)**

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Mayor Chadwick opened the hearing at 7:04 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel reviewed the application for a Planned Unit Development with detached and attached residential units and commercial uses. Application requirements including legal notices and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. Neighborhood letters are included as late exhibits. Items for special consideration include approved commercial uses, emergency services mitigation fees and proportionate shares for Idaho Transportation Department (ITD). Staff recommends approval with conditions. Shawn reviewed the master plan and area maps. The property was annexed in the mid-2000s, the preliminary plat expired and the development agreement is considered invalid.

Becky McKay with Engineering Solutions presented the application on behalf of Fagundes Brothers LLC. She reviewed the area the development is located in and discussed connectivity with the Hacienda development, project phasing and lot sizes. Becky stated the property was originally annexed in 2007. Saddleman Estates neighbors this property with one acre lots or larger. She discussed the landscape plan including pathways and open space. Amenities include a large pond, swimming pool with changing rooms, picnic shelter, playground equipment, dog park, pocket park, open grass areas with benches and pickleball courts. A well lot was designated for Star Sewer and Water District. Required open space is 10%, this development will have 19.44%. Berms and Fencing were discussed and elevations were reviewed. All townhomes are front load from the street and all of the streets are public. A signal will be required at Blessinger and CanAda at Highway 44. Bent Lane is a stub street that was constructed in Legado Subdivision. Right-of-way will be dedicated and this development will be required to extend Bent Lane.

Mayor Chadwick asked questions posed in a letter from the Batteys which included timeframes for starting the project and extending Bent Lane. Becky discussed phasing, the connection to Bent Lane is in Phase 3. Landscaping with sound buffering and fencing was discussed. A traffic study includes trips on Bent Lane.

Becky doesn't have any concerns with the commercial uses included in the staff report.

Council Member Nielsen asked about the type of fencing that will be used. Becky said there will be something aluminum slatted to see through; vinyl and chain link are not being considered. Townhomes are platted on separate lots so they can be sold and owner occupied.

Council Member Salmonsens discussed the Master Pathway Plan that includes a north south connection. This site lies within the area where that was considered to be, she wondered if a connection could be made by adding a common lot allowing a pathway to run through the development. Becky discussed pathways within the development; she is not sure if Canyon Canal will allow use of the canal area for connection. Council Member Salmonsens sees great pathways within the development but is looking for a connection from the Lawrence Kennedy Canal to the Boise River. City Engineer Ryan Morgan discussed the lift station lot that will revert to a residential lot, he said creating a pathway there would be difficult. Council Member Nielsen said the best chance might be to ensure pathways in the nearby Hunter Homes development. Benches will be placed along pathways. Parking for the pool facility was discussed; it is planned as a pedestrian only pool facility. The street along the



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pool facility is a public street so people could park along that. The pond is an aesthetic pond with grass and pathways around it, neighboring homeowners will not be able to encroach on it.

Council Member Hershey asked about Americans with Disabilities (ADA) parking for the pool.

Norm Allinder spoke in favor of the application representing the property owner. He agrees with conditions of approval and agrees there should be an ADA parking spot for the pool.

Pete Bilicki spoke in favor of the application. He lives in Star River Ranch. He discussed berms, landscaping and fencing that he hopes to see included as a condition of approval.

Brian Burnett spoke in favor of the application stating this plat is integral for downtown Star. He feels the owners have taken neighbors into account in the design.

Tony Fagundes spoke in favor of the application. He appreciates the hard work put into the application and presentation.

Timothy Eck, developer of Legado property, spoke in favor of the application. He said sewer and water is provided to the point of Bent Lane. Their second phase will provide additional ingress and egress for this development. He discussed an easement for hunting and fishing purposes. He thinks the plat is a great layout and an asset for the city.

Jerry Arbiter spoke against the application. He discussed the importance of the traffic impact study. Mayor Chadwick discussed the current traffic study for Highway 44 that will require widening and traffic lights.

Mark Cron spoke against the application but said he has met with Becky and feels this is one of the better projects. He is concerned with the speed the developments are being done with only two-lane roads for traffic in and out. He said the infrastructure must go in first rather than in later phases. He isn't against growth but feels it needs to be slowed down until the infrastructure is in place.

Dennis Ceklevsky decided not to speak.

Eric Battey spoke neutrally on the application. He submitted the questions that were asked at the beginning of the meeting; his questions have been answered. He has a freshwater well that will be capped when this goes in, so he wondered about timing.

Becky discussed what the HOA and property owners would be expected to maintain. The homeowner would be responsible for what is within their lot, the HOA would take care of what is outside of that in common areas. She discussed the traffic study including road widening, areas where signals are needed and how mitigation of costs are determined. She discussed timing of development.

Mayor Chadwick wants to ensure it is included in the development agreement that there is public easement for sidewalks, so they are public right of way. Staff included a condition to take care of this as well as addressing storm water drainage.

Council Member Nielsen asked about commercial uses. Becky said there are no specific uses in mind, she believes the way staff has the conditions structured there are no undesirable uses allowed. Council Member Nielsen also asked about trees; trees will be included along the street buffer and in the front yards. Drainage swale design and maintenance were discussed.

Council Member Wheelock would like to see less density in the townhome area but said this is overall a beautiful development.

Mayor Chadwick closed the public hearing at 8:25 pm.

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Mayor Chadwick believes this is one of the better developments with good variety in lot sizes. He understands the traffic concerns and believes things are being done to mitigate that. This development follows the comp plan; it was previously annexed so it's already part of the city. He wants to ensure benches are included around pathways and an ADA parking spot at the pool, that there are public easements on all sidewalks, that the landscape buffer along the canal is clearly defined as to who is responsible for it.

Council Member Nielsen added a couple of conditions including the extension of Bent Lane, addition of trees for visual and sound buffer, fencing along the southern border to match what is currently there near Star River Ranch, swales as discussed earlier and commercial along the highway.

Council Member Hershey said this was very well laid out.

Council Member Salmonsén added that the Lawrence Kenedy Canal area is 12' wide and paved, that pathways include a public easement and include commercial uses as presented from staff.

- Council Member Salmonson moved to approve the Sorano Estate Subdivision Rezone and Development Agreement with an R3 DA PUD and a C1 DA PUD along with a Development Agreement and an additional PUD and a Preliminary Plat with the conditions that we have stated; includes 193 residential lots, 3 commercial. Shawn asked to add the ADA parking at the pool to the motion. Council Member Salmonson added for the Development Agreement to include commercial uses, ITD proportionate share fees, mitigation fees, street trees, compliance with the Weed Abatement Code and pathway sidewalk public easement. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. The motion carried.

B. Starling Springs Subdivision (AZ-24-08 Annexation/Zoning) (DA-24-08 Development Agreement) (PUD-24-03 Planned Unit Development) (~~PP-24-08 Preliminary Plat~~) (PR-24-06 Private Street)

The Applicant is requesting approval of an Annexation and Zoning (R-3-DA-PUD), Development Agreement, Planned Unit Development, ~~Preliminary Plat~~ and Private Street for a proposed residential subdivision consisting of 353 residential lots and 74 common lots. The property is located at 8820, 8900, 9250 & 9326 W. Joplin Road in Star, Idaho, and consists of approximately 129.39 acres with a proposed density of 2.73 dwelling units per acre. **(ACTION ITEM)**

Mayor Chadwick opened the hearing at 8:42 p.m. Council Members have had no exparte communication.

City Planning Administrator Shawn Nickel reviewed the application. The Starling Springs Subdivision is requesting annexation and zoning with a Development Agreement, Planned Unit Development (PUD) and a private street. The zoning request is to Residential-3 with detached and attached residential units and office use. Application requirements including legal notice and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and the Comprehensive Plan. The South of the River plan applies to this property. Staff is recommending approval with conditions. Shawn reviewed a vicinity map and conceptual plan. This hearing is only for the PUD for annexation and zoning with consideration for private streets; upon approval the applicant will come back with the Preliminary Plat. The commercial section is proposed to

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be located in the northeast corner adjacent to the pond. The conceptual plan includes proposed public and private roads, density and office use. Elements and requirements of a PUD were reviewed.

Council Member Nielsen said elements of this application are different from what is normally seen so it would be helpful to understand staff's perspective on the application and asked why this is estate residential rather than neighborhood residential; estate residential requirements were reviewed.

Nicolette Womack with Kimley Horn showed conceptual elevations and reviewed the timeline of the application. The annexation brings the property into the city with a PUD that includes upgraded amenities, residential styles and site designs for a mixed-use project. The request for private streets is only in the southwest corner of the project. She provided a vicinity map showing other projects happening in the area and reviewed the location of the development in the South of the River Plan in the River Valley West area. Nicolette said Joplin Road is a collector on the south boundary of the property and said there are several stub roads for future connectivity. She reviewed density throughout the project with various lot sizes and discussed setbacks per house type; the courtyard model has 4 homes on a central drive aisle. Fire access with the reduced setbacks was discussed. An area of the development with private streets and gates was reviewed. Open space and amenities were also reviewed including pool, pool house, pickleball courts, playground shade structure with picnic tables, central pond, pedestrian walkways and open water ways with the Eureka and Phillis Canals. All roads will have detached sidewalks.

Council Member Wheelock asked about setbacks in the courtyard area and suggested those units be moved further apart. Nicolette discussed the proposed setbacks and other cities these are found in stating they are designed for certain lifestyles. Council Member Wheelock discussed road stubs for future connections that currently go into a field, he said that leaves all units coming out 2-3 exits. There is an additional fire access that regular traffic would not use.

Council Member Nielsen asked about the courtyard area, which is the central drive aisle. He said with two different zoning designations, it is unclear how to average density over two different zoning designations, he isn't sure code allows that. He would like to see a product titled courtyard have a courtyard that isn't occupied by a vehicle. Shawn clarified that the applicant is requesting only one zone, allowable density was discussed. Nicolette said that drive aisles are available as open space for those lots when cars are not using it. Council Member Wheelock said the city has tried to get away from flag lots with multiple houses on one road, Deputy Fire Chief Victor Islas said this is a unique project. To him a flag lot is a long drive to get to one house. He sees this as a unique style of home, he understands how it is being seen as a flag lot, but this is less tight. Council Member Hershey asked if fire trucks could turn around in this area. Victor said Ladder 51 could not, Engine 51 could access the first portion but not the hammerhead portion of the drive. Shawn said these aren't being looked at as flag lots, they are considered two lots with a shared driveway with only 2 houses accessing them which is allowed in code. Council Member Nielsen asked how this preserves the rural feel. Nicolette discussed rural transitioning and support of the commercial that the plan anticipates by providing the homes needed to support that commercial. Rural design elements and ideas were discussed.

Council Member Salmonsens asked about how the gated community promotes a community feel. Nicolette said it is highly desirable for some people, she said that gated communities often come up when considering an estate like feel. Mayor Chadwick discussed enforcement limitations and other

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concerns the police have with private roads. He said it doesn't create connectivity; it creates a pod area that doesn't want to be neighborly. Council Member Nielsen read from the comp plan of the intent to promote a family friendly country atmosphere within a sub-urbanized framework, he said that he isn't aware of a country atmosphere that has a gated community.

Council Member Salmonsens asked about the PUD. Nicolette stated the PUD allows for additional amenity packages with the inclusion of commercial. Certain setbacks can only be requested in a PUD or with a Development Agreement.

Mayor Chadwick discussed the cattle ranching operation that surrounds this development. He wondered how that operation will be protected with fences, waste and irrigation and how to ensure people who move in are aware of and understand that cows make noise and have strong odors. Nicolette said the Right to Farm act takes care of legal issues but not the day-to-day complaints. Mayor Chadwick would want to see an ag friendly fence be built at this development's expense. Burning ditches would be difficult with vinyl fencing, there would need more fire friendly fencing used on that section. Martin Taylor with Toll Brothers discussed fencing; he said they met with the neighboring property owner to discuss fencing and stated it could be included in the Development Agreement. The courtyards/cluster product would need to have no toxic plants along the boundary to protect animals. Birthing of animals would be discussed with the Homeowner's Association (HOA) to provide notice that the development is located next to an active ranch.

City Attorney Chris Yorgason asked about the Estate Rural Residential wording that Council Member Nielsen discussed previously, he said it doesn't mention preserving the rural character. Chris read that section also read Estate Urban Residential on the following page. Shawn stated that neighborhood residential is 3-5 units per acre, the densities are what is different.

Steve Clayton spoke neutral on the application. He owns the property the rancher leases. He is hopeful of a good relationship with the new owners as they have had with the property owner who has sold the property and asked the council to ensure there are no impacts on the water supply. He asked about consideration for high ground water levels, floodplain/floodway wetlands and typical speed limits on collector roads.

Mary Aldridge spoke neutral on the application. She said development is good, but they are directly across the street, density in the clustering area is concerning to her. She discussed her driveway being an emergency access for a different development. A pathway along the area of the clustering would be a good addition to make it more community oriented and family friendly. She said Joplin Road is part of the Oregon Trail.

Flip Phillips spoke neutral on the application. He discussed fencing, being concerned with the type of fencing that goes next to the development; plastic fencing won't work, metal fence may work. They want to keep pets out and their cows in. He is not fond of the courtyard section; he sees it as 31% more phone calls with complaints than in the other areas of the development; he doesn't like the density there, that section is 12 units per acre. Those complaint calls will be made to his family and then the city. There is a county road for a buffer between them and another development in the area, this development doesn't have a buffer. He said the South of the River plan calls out having viable, walkable, livable and sustainable communities; some of his family participated in the South of the River planning and he agrees with that but doesn't see how this is a walkable community with the location.

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He discussed traffic on Joplin Road. Council Member Nielsen discussed a requirement in the Development Agreement for a different subdivision that required specific wording in the homeowner association covenants; he stated that should be included for this Development Agreement. He asked Flip what another top concern is for him; traffic is another main concern. Council Member Nielsen asked where on his property dehorning, castration, vaccinations, etc. are done; locations were discussed. Flip supports the property rights of the property owner. Firearms are discharged on the property; dogs or other animals chasing cows on his property would be shot, he wouldn't want to do it but would have to take care of the livestock. Coyotes and beaver have to be controlled on the property as well. Reduction of the density, with fewer properties on that side would be a solution to some of his concerns. Buffering along that side was discussed.

Mark Phillips spoke neutral on the application. He is the President of the Eureka Water Company that was established June 1, 1865; it has some of the cheapest water rights. They don't have a ditch rider, there are 3 volunteer board members. He provided Eureka Water Company's Land Use Change & Encroachment Application and instructions. He discussed density from the water company perspective and stated the development hasn't talked with the water company.

Rod Blackstead spoke neutral on the application. He discussed traffic lights along Chinden and the number of accidents and deaths. He has concerns about that number of lots all accessing Joplin Road with no stoplight. He supports the gated community; many people like it.

Patchy Larrocea Phillips spoke neutral on the application. He said his family is pro-property rights and has farmed and ranched in the area for nearly 100 years. Eureka is one of the oldest systems in the valley, he discussed the water schedule stating water is only available during each property's scheduled day and time. He discussed trash in the borrow pit, asking the council to look at a way to mitigate the trash. He said more people equal more problems and more phone calls. Council Member Nielsen asked if Toll Brothers is aware of the irrigation schedule. Patchy said they were provided with the schedule during a meeting yesterday.

City Attorney Chris Yorgason read out of South of the River Plan River Valley West area regarding use and density.

Nicolette discussed rural high density with a request of 2.66 units per acre overall and roadway expansions. She said the cluster units may be able to be moved to an interior section of the development. She feels the development has substantial walkable features included. Micheal Vallee with Kimley Horn said they are aware of the high groundwater; they have been monitoring it for over a year with 2 years of data. They are also aware of the wetlands. They have received the document from Eureka and are aware of their design requirements and will work with them on that. Mayor Chadwick asked how the development will be kept green with irrigation water only once a week. Michael said pond storage will be used and pumped from with a watering schedule to allocate the water. Pumping and regulation from lined versus unlined ponds were discussed.

Access to Joplin Road was discussed. Sonia Daleiden with Kittelson & Associates discussed a traffic impact study that was completed with ACHD and ITD. Several access scenarios were evaluated, the one access on Joplin Road can handle all of the traffic to the development without a traffic signal but it would need to be designed as a collector if it were the single access which is what is proposed. Deputy Fire Chief Victor Islas said with the number of single-family dwellings secondary access is required, the

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secondary access can be a main access or a dedicated emergency access. He considers the collector as multiple points rather than one. Mark Taylor with Toll Brothers said annexation and zoning with a PUD and Development Agreement is being requested in this application. They generally prefer to come to the city with a preliminary plat which answers many of the questions that are being asked. They are committed to working with the neighbors and the city and are open to conversations. If there are too many outstanding questions to approve the annexation, he would recommend continuation to allow time to answer the questions. He said this is conceptual, engineering questions are worked out in the plat. They are willing to incorporate elements that the council sees fit to conform with the South of the River plan.

Council Member Nielsen discussed applications that come without the plat being difficult to give a PUD without the questions being answered. He doesn't anticipate many problems but sees some significant differences to what is in the planning documents and what is being proposed, he is looking for assurances on the look and feel. He agrees a continuation may be warranted.

Council Member Wheelock said he has a hard time moving forward with so many unanswered questions. He would support a continuation.

Mayor Chadwich closed the hearing at 10:57 p.m.

Council Member Nielsen feels there are a lot of questions outstanding. He doesn't want to deny the application but is also not ready to approve it. He would want to see the PUD go away, throwing it in with a token commercial lot to get the setbacks doesn't meet the spirit of the law. He would also look for rethinking of the cluster lot area, buffering and also for the development agreement to include rural design elements.

Council Member Salmonsens doesn't want to deny the application but isn't comfortable approving with the information they have. She is hung up with the PUD, perhaps if they come back with more thought on the commercial use or public space, maybe a public park. She would be in agreement with tabling.

Council Member Hershey stated the cluster area needs to be moved away from the livestock. He agrees with everyone on the PUD.

Dates and noticing for continuation were discussed.

Council Member Salmonson said she will have a hard time approving private streets.

- Council Member Nielsen moved to table this application indefinitely and direct the applicant and city staff to work on the following items: remove the Planned Unit Development element, rethink the courtyard concept of residential housing, work on the buffering and fencing around the ranching uses, define a rural design element plan to be part of the application, remove the private street elements and work with Eureka Canal Company, whether it's early or not, to come back with a plan and how that relationship works. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

C. **Ada County Comprehensive Plan Amendment (CPA-25-01)** Ada County requests an amendment to the City of Star's Comprehensive Plan to adopt the 2024 Capital Improvement Plans and



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Development Impact Fee Studies (CIP's) for the Ada County Jail, Coroner, and Paramedics. **(ACTION ITEM)**

Mayor Chadwick opened public hearing at 11:08 p.m.

The Impact Fee Advisory Committee was discussed. A committee has been established; impact fees are not being approved at this meeting.

Ada County Planning Manager Leon Letson provided an overview of the Ada County Comprehensive Plan Amendment for development impact fees. Idaho code 67-8202(1-4) provides authority and services that are available for growth to pay for growth. He reviewed proposed impact fees which include fees for the Sheriff, Jail, Paramedics and Coroner. Sheriff fees are not collected in Star due to the city contracting with the county for police services. Growth projections were reviewed including 10-year residential and non-residential growth. Impact fees cannot be used for staffing or existing maintenance expenses; they can be used for service debt. The county is asking the city to adopt this into the city's comp plan and establish ordinances for the collection of these development impact fees. Interlocal agreements will be established between Ada County and city partners for collection of the fees to include administrative fees for the cities.

After approval tonight a resolution will be presented on a future consent agenda.

Council Member Nielsen asked why Star is not on the list for an EMS facility. The proposed new facilities would allow better services in the existing facility that is located closer to Star.

Mayor Chadwick closed the hearing at 11:18 p.m.

- Council Member Nielsen moved to approve and authorize the mayor to enter into an agreement with Ada County for collecting these development fees and adopt this into our Comp Plan. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 11:19 p.m.