



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, February 4, 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 – Associate Pastor Nathan Held, Calvary Star Church

Associate Pastor Held led the invocation.

3. ROLL CALL

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

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Public Information Officer Dana Partridge; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Star Fire Chief Victor Islas.

4. PRESENTATIONS

There were no presentations.

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 Claims**
- B. **Approval of Minutes: December 17, 2024**
- C. **Approval of Minutes: January 21, 2025**
- D. **Lake Haven Subdivision Final Plat**
- E. **Milepost Commons #1 Subdivision Final Plat**
- F. ~~**Addington #1 Subdivision Final Plat**~~

Mayor Chadwick stated that item F. Addington #1 Subdivision Final Plat would need to be removed from the consent agenda.

- Council Member Salmonsens moved to approve the Consent Agenda consisting of 5A. Approval of Claims, 5B. Approval of Minutes: December 17, 2024, 5C. Approval of Minutes: January 21, 2025, 5D. Lake Haven Subdivision Final Plat and 5E. Milepost Commons #1 Subdivision Final Plat. Councilman Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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6. PUBLIC HEARINGS: (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.)

A. PUBLIC HEARING: Pollard Elementary School Conditional Use Permit (CU-24-09) The Applicant is requesting approval of a Conditional Use Permit for a proposed new elementary school. The subject property is generally located on the west side of N. Pollard Lane, south of Beacon Light Road and adjacent to the Star Middle School. Ada County Parcel No. R7747350415. **(ACTION ITEM)**

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

City Planning Administrator Shawn Nickel reviewed the application for a new elementary school. The property is located on the north side of Pollard Lane adjacent to the Star Middle School. All legal requirements including noticing and site posting have been completed in compliance with the Unified Development Code. The application was reviewed for compliance with the Unified Development Code and Comprehensive Plan. A letter from a neighbor was received as a late exhibit. Staff is recommending a pathway be installed north of the school along the west side of Pollard Road to connect the sidewalk at River Creek. Staff is recommending approval of the application. Location and site plan maps were provided as well as elevations of the school.

David Reinhart with the West Ada School District discussed the application. West Ada School District has an elementary school in Star, which is approximately 105 students over capacity. Currently some students are bused to Eagle for elementary school. The intent of the school is to serve the community. Based on the plats they have received from the city the district anticipates adding 330 students in the next 3 years and would anticipate filling the new school in 4-5 years; the proposed school has been planned for expansion. The district purchased the property with plans to create a campus with an elementary, middle, high school and CTE center. He said the infrastructure was designed for that, but he acknowledged that Pollard Road is in need of widening. The school district has ranked this as one of the top priorities with ACHD. David said the district can't widen the road on its own. He said the district has listened to the concerns about Pollard Road, the district plans to build and pay for a walkway to the north. He said that neighbors to the west have concerns about drainage and screening that have been addressed; tree screening has been added on the west side and play space has been added. The schools will operate with staggered start and end times. The roundabouts were designed for traffic flow in anticipation of the elementary school. He believes the Fire District has evaluated the access in and out and found them to be adequate. They have worked on a design that is practical and cost effective. The school is being funded by House Bill 521. The design includes an outdoor classroom area and various play areas. The intention would be for the school to open in Fall of 2026. David discussed growth in the community.

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Toby Norskog with LKV Architects discussed the design of the building stating it would mimic the middle school. He reviewed the site plan and discussed access. He discussed the layout of the property.

Council Member Salmson asked how many students are bused to Eagle, David guessed there are approximately 100-150 students.

Council Member Nielsen asked about road widening and why the school district isn't able to do that. David said the school district may have to make some improvements to the road, but the district doesn't control the public right of way to do the work themselves. If the district requires them to put in a turn off lane or contribute to the road improvement the district does that, but they don't do road engineering or widening as it is in the domain of Ada County Highway District (ACHD). It was clarified that the West Ada School District does intend to do what is required by ACHD. Anything that the traffic study recommends and is required they do, but the district doesn't make the decisions about what is done with the road. He provided an example in Kuna where the district paid for a stop light and turn lane which widened the road. Council Member Nielsen said when Star Middle was approved the district said they could not cover the canal, that the Army Corp had told them they couldn't cover it but that wasn't true, so he wanted to ensure this wasn't the same situation. David believes the district can make the improvements as required but can't make the decisions.

Council Member Hershey asked about the staggered start times. Approximate times for the middle and elementary school start and end times were provided. The number of students at each school was discussed.

Council Member Wheelock asked about walking the path through the cemetery to the elementary being acceptable for students at both the middle and elementary schools. David expressed gratitude for the accessible path and ramp and said it will be designed as a safe pathway with crossing guards posted if needed on the private road, students on scooters and on foot are expected.

Tom Erlebach is in favor of the school, he feels it is needed. He asked questions about outdoor design and discussed concerns about Pollard Road. He hopes there is enough room for cars dropping off and picking up kids so cars aren't having to park in the surrounding neighborhoods like they do for the middle school. Mayor Chadwick discussed additional parking with a pathway for kids to walk to the school; he also discussed Pollard Road being on the school district's 5-year plan and also on the city's 5-year plan with ACHD. With the school being built the city will elevate Pollard on the list. The drainage ditch was discussed.

Ann Kuck is not opposed to a school, she knows it is needed but is opposed to the current design. She said the ditch and traffic are safety issues. She discussed access to the school. She wonders how stormwater drainage will be kept on site and off neighboring properties. She has a friend who pointed out that the parking lot is smaller than the lot at the current Star Elementary school. Mayor Chadwick stated there are more parking spaces than the current elementary school and parking at the Middle School is underutilized and he believes it will be shared; there are crosswalks and there will be crossing guards to allow kids to cross. City Engineer Ryan Morgan discussed underground seepage beds and drainage that are designed so that drainage will go back towards the school.

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MaryAnn Saunders has property that borders the school property. She asked about the bus drop off and has concerns about evacuation routes, she wants to ensure there is a plan for that. She discussed the landscape buffer zone and would like what is proposed taken further up to match the middle school. She appreciates the placement of the dumpster on the east side that will alleviate noise of the truck dumping it each early morning. She also asks for no excuse enforcement of construction work and dust abatement. Mayor Chadwick mentioned the new code enforcement officer that has been hired to address those concerns more. Noise ordinance hours and exemption for trash service were discussed.

Debbie Taylor-Cramer discussed safety concerns. She had a family emergency at her home last year where a family member needed urgent assistance, neither the ambulance nor the fire truck could get through the traffic. They had a difficult time finding an alternative route because it was during school start times and everything was blocked. She said that if it had taken any longer her family member wouldn't be here today. She watches school buses that take short cuts down Burham Avenue to beat the traffic, she said they are exceeding the speed limit. She asked that access to homes in the area be considered so there is access for emergencies. Mayor Chadwick asked Debbie to work with him to help encourage ACHD to get the changes made. Debbie's husband Rob Leedom helped explain the route buses take to get ahead of the lines. They have had neighbors back out of their driveways and have a school bus go racing by.

Mark Bastian lives across from the school. He is opposed to the school as he feels it is too much too close together but feels it is important to compromise. He previously lived in Eagle near Galileo and North Star schools. He said it is a nightmare but at least there is a controlled light, and a 4 way stop in the area for some traffic control. His suggestions to alleviate some issues here would be to widen Pollard, and have controlled traffic lights north at Beacon Light and South at Floating Feather. He discussed how hard it is at certain times each day to get out of his driveway, it is very unsafe. He wondered about additional ingress and egress. He feels traffic must be better and safer. There are a lot of issues with people parking in the subdivisions waiting for kids. He asked if there were any plans for open space in the area and asked about ingress and egress for the future high school.

Lori Billand likes the design of the school but would like an art room, science lab and indoor playroom added. She discussed security with the outside restrooms. Some are designed in a way that people can access the school building through those outside restrooms creating security concerns. She wondered about multi-use lanes somewhat separated from the roadway as have been done in other areas so that kids aren't biking within inches of cars driving by.

Darlene Kittredge lives near the school. She apologized to Debbie Taylor-Cramer for the situation she had regarding emergency access and traffic. She said when Pollard was changed from a 3 way stop to a one way stop it caused traffic flow issues. The traffic backs up from Floating Feather to the school, no one will let people in or out of the neighborhoods. People who live in the area have to plan work schedules and appointments around school times to be able leave their homes. This will be compounded with varying start and end times of two schools. The school may need to wait until the road gets widened or move the widening up on the list. Mayor Chadwick discussed stop signs and arterial roads. She said at least additional stop signs would get the traffic flowing.

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Cody Larson mentioned the tragedy that was barely avoided for Debbie Taylor-Cramer's family. He said when he mows his lawn, he sees many near misses at Beacon Light and Pollard. He spoke with someone at ACHD about it who said there wasn't the amount of traffic overall to justify a traffic light. Mayor Chadwick discussed a traffic study being needed so they aren't relying on old data. Cody feels the road will need to be even wider when the high school goes in.

Council Member Nielsen mentioned that when the middle school application came through there was much of the same concern over traffic safety, lack of sidewalks and drainage. He wasn't sure which agency had shared it but what was said at the time is there are canals along schools in Meridian that 4 to 5 cars go in each year and that isn't enough for them to do something about. He isn't going to make any decisions on any such pretense that safety will be thrown out the window, it will all have to be done.

David Reinhart discussed safety plans, lawn treatments, ingress/egress and emergency access planning. He will take care of the issue of the bus that is speeding. He thinks a traffic light is a good idea and will help to put full pressure on ACHD about that. He said the footprint of the building was reduced by over 10,000 square feet to save money; specials are done in the classroom. He said an early childhood outdoor play area is included; it has a cover to allow for play on rainy days. They will work the drainage ditch into their plan to ensure safe travel as much as possible.

Including an emergency exit from the property and additional trees for buffering were discussed.

Toby Norskog addressed the outdoor restroom security issue. He showed where access control doors are included to ensure security. He further discussed the buffer area and outdoor classroom and play areas. He said the roads are being reviewed with fire and police and a traffic study is being done. When those are complete, they will take the recommendations to ACHD and Idaho Transportation Department (ITD) and be on the same page with the city and the school district to make Pollard safe.

Council Member Nielsen discussed the suggestion of alternate access road to address issues that are coming up tonight as well as concerns that were brought up when the middle school went in that weren't addressed. Access options in the area were discussed. Council Member Nielsen mentioned the hearing for the middle school 9 years ago where he feels the wool was pulled over the council member's eyes; he is determined that it will not happen this time. He said at that hearing the council was told there wouldn't be a lot of parent drop offs because students would be bused to school; that is what was used to put everyone at ease but has caused a lot of the issues being seen now. He said that serious considerations need to be made addressing what impacts this application will have and also things that weren't done last time. He knows a school is needed, he wants it, but he isn't willing to get it sacrificing as was done last time.

Toby has driven and studied the area and agrees it is narrow. Currently the only access to the school district's property is on Pollard. Traffic engineers have been hired to propose ways to alleviate the congestion and safety concerns. They anticipate having the report in March.

Alternate access ideas were discussed. Council Member Salmonsens asked, with Pollard being a mess, is there another site that could make more sense for the school? David said there are not other sites available that are large enough for a school in Star, the alternative would be property the

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district has in Eagle. Council Member Salmonsensaid she knows a school is needed and without a bond or levy she appreciates that a way was found to fund the school, she hopes something can be worked out. She said she was shocked when her kids started going to the school as there isn't a safe way for kids to walk to the school on Pollard Lane which is why the city put in the safe route on Floating Feather. She discussed the congestion with the Middle School and how much more there will be with the Elementary School.

Mayor Chadwick discussed additional proposed entrances to the property that are included in the Star School Master Plan.

Council Member Hershey suggested that ACHD and ITD meet at the school at 9 am to see the issues. Council Member Wheelock discussed the 24-hour average of the traffic count rather than the count for the 2 hours when the gridlock occurs. Council Member Salmonsensaid if the council could add a requirement of a stop sign. Council Member Hershey would like to see the traffic study that will be completed in March.

City Attorney Chris Yorgason said the city can put conditions on the development, rather than adding conditions it may make more sense to table until the traffic study is completed. The council can add a condition for additional access or could require solutions and let the school district come back with solutions.

Traffic Flow was discussed.

Shawn Connor with The Land Group discussed access with right ins and right outs, he said they would be difficult and would impact the neighborhood across the street.

Council Member Nielsen stated that the job of the council is the health, safety and welfare of the citizens of Star, they can't allow the situation to become more unsafe. He doesn't want to deny the application; he would rather have the district come back with the solutions.

Council Member Salmonsensaid is not convinced that a solution limited to buses only will work.

Council Member Nielsen would like to see the numbers of students being bused versus those who are walking or being dropped off by parents.

The shared use of facilities between the city and school district was discussed. The city utilizes schools for sports and recreation activities. The city waived the fee for building permits due to double taxation. The district agrees to allow the city to use the facilities with no fees to avoid the double taxation coming back. David said a shared use agreement is used for these circumstances.

Mayor Chadwick closed the public hearing at 9:13 p.m. except for items to include a new drawing to show the new north access, not being for buses only, and a light at Floating Feather and Pollard. Clear zones will be discussed with ACHD.

- Council Member Nielsen moved table this application for two weeks to come back the 18th of February and direct the applicant, staff and whomever else to work with ACHD to work on plans for improved traffic flow and plans for a light at Floating Feather and Pollard. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsensaid – aye; Nielsen – aye. The motion carried.



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7. ACTION ITEMS:

A. Playground Equipment Replacement at Blake Park (ACTION ITEM)

Mayor Chadwick discussed playground equipment that is cracked. It can't be repaired as it is unsafe. The cost of the replacement equipment is \$173,000, which will come out of general funds. Impact fees cannot be used for replacement.

City Attorney Chris Yorgason asked about the acquisition process for the equipment. Mayor Chadwick said that Sourcewell was used as an approved vendor.

- Council Member Hershey moved to approve the new playground non expansion at the price listed of \$173,007.94. Council member Salmonsens seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:18 p.m.

DRAFT