



CITY COUNCIL REGULAR MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, February 18, 2025 at 7:00 PM

PUBLIC NOTICE: THIS MEETING IS BEING RECORDED AND PLACED IN AN ONLINE FORMAT, PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO/AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

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 – Cody Larson, Church of Jesus Christ of Latter-Day Saints

Cody Larson 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 were present.

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

4. PRESENTATIONS

A. **Sports & Recreation Update** Sports & Recreation Director Ryan Field discussed adult soccer and volleyball open play and youth basketball, volleyball and futsal activities. He said basketball participation was capped due to available space to play. The use of school gyms is appreciated. He discussed new registration systems, scheduling changes and upcoming activities. Ryan reviewed the before and after school program, highlighting successfulness for students. He discussed events and activities on the recreation side including Lego Minecraft coding and craft kits. He thanked the council for the bus that was purchased which has been put to great use in transporting kids to activities. It was used for the Mayor's Youth Council to travel to the capital building and camp activities when school is out. Parent's night out once a month allows parents to have an evening out while kids do projects. An adult paint and sip is planned. Country line dancing, drone activities, podcasting, spring break and sports camps are also upcoming. Ryan stated that the recreation program is running out of space. He made a request for space and invited council members to an upcoming meeting at the Meridian Home Court facility, a 49,000 square foot building on 4 acres. Ryan said this is the kind of facility that would accommodate recreation needs for the community.

Mayor Chadwick discussed revisions to impact fees to include parks and recreation to help fund community needs like this due to growth.

B. **Police Chief Report** Police Chief Zach Hessing provided the January police report. He reviewed offenses by type, noting that there were 12.5 crimes per 1000 people. He said the goal is to be under

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18, he is happy with this and contributes it to proactive policing as well as good people moving into the city. Calls for service and proactive policing calls as well as response times were discussed. Chief Hessing said that Juvenile activity calls were increased for the month.

- C. **Fire Chief Report** Fire Deputy Chief of Operations Matt Anderson provided a report for the combined Star and Middleton Fire Districts. Rick Arnold was introduced as a new Battalion Chief. January was a busy month with increased call volumes. Calls by incident type were reviewed including fire, explosion, rescue/EMS and hazardous materials. There was a 47% increase in number of calls from last January, Deputy Chief Anderson contributed that to growth. He discussed cooperative response when assistance is required by other fire agencies or when Star needs assistance with calls.

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. **Rosti Farms #8 Final Plat**

C. **Addington Subdivision #1 Final Plat**

~~D. **Milepost Commons #2 Final Plat**~~

~~E. **Trapper Ridge #4 Final Plat**~~

- Council Member Salmonsens moved to approve the Consent Agenda consisting of item 5A the approval of claims, 5B Rosti Farms #8 Final Plat, item 5C Addington Subdivision #1 Final Plat and item 5D and E to be removed to update landscape plans and pathway conditions. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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: State & Main Streets Multiple Use Development Conditional Use Permit (CU-24-07)** The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho, and consists of .95 acres. **THIS ITEM WILL BE TABLED TO APRIL 1, 2025 (ACTION ITEM)**

Mayor Chadwick asked that this hearing be tabled, he said there will be a workshop held March 11th.

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- Council Member Salmonsens moved to table the State and Main Street Multiple Use Development Conditional Use Permit to April 1st. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

C. PUBLIC HEARING: Queen's Way Subdivision (CUP-24-09, RZ-24-02, PP-21-10, DA-24-10)The Applicant is requesting approval of a Rezone (C-1 to CBD), a Development Agreement, a Conditional Use Permit for a 20,000 square foot multiple use building consisting of 9 residential units and retail space, and a 19,300 square foot flex space building, and a Preliminary Plat for 3 lots. The property is located at 11735 W. State Street in Star, Ada County, Idaho. **THIS ITEM WILL BE TABLED INDEFINATELY (ACTION ITEM)**

Mayor Chadwick asked that this hearing be tabled indefinitely to allow for access issues to be worked out.

- Council Member Salmonsens moved to table Queen's Way Subdivision indefinitely. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. The motion carried.

B. 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 hearing at 7:23 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel stated this application was tabled from the previous meeting to allow the applicant and staff to review concerns raised during the meeting and to meet with the Ada County Highway District (ACHD) to discuss traffic options. The Star Transportation Committee met and voted to recommend that ACHD move up the Pollard Road improvements in their 5-year plan.

Mayor Chadwick discussed placement of items within the 2025 Star Prioritization Request Plan. He said there were concerns about people blocking intersections, ACHD will put boxes with signage to warn people not to block the intersections. The Problem-Oriented Policing (POP) Team will enforce that. Right turn only options are being looked at by ACHD. ACHD will also determine safety measures when the traffic study is completed. He discussed the parking lot to the south with a pathway to the school that has approximately 180 spaces for parents to park and drop kids off.

David Reinhart with the West Ada School District introduced School Board Chair Lori Frasure and Superintendent Dr. Derek Bub. He then reviewed the location for the new elementary school that they are hopeful of opening in Fall of 2026. He discussed partnership with the city using the school facilities for recreation activities. Access options were reviewed. If approved this school would have

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the most stacking, waiting area for parents to drop off and pickup, of schools in the area. David said that the district is working with ACHD on traffic and safety.

Shawn Conner discussed landscape architecture for the site. He reviewed access options including a new secondary option to the north.

Ron Wineger has concerns about traffic. Broken Arrow doesn't have another way to get out except on to Pollard, as it is with the middle school traffic it takes considerable time to get in and out of their home. He is encouraged by the efforts to work on the issues, but he strongly urges the council not to approve until things are put in place to make the impact less on those who live in the area.

Maxine McCombs discussed traffic jams that happen at the middle school on Pollard Lane. She asked about right turn only options with the road having two lanes. She suggested a light with a crosswalk light also to allow gauging for the flow of traffic. She has been with her daughter when picking up kids at the middle school and it is a rat race, parents don't follow the rules. She has seen parents parking in the bus lanes so buses couldn't get around. They have had to put up barrels to keep people from driving where they don't belong. Mayor Chadwick discussed the traffic study stating that ACHD would have to decide on a traffic light.

Cody Larson likes the changes that he sees after the discussions in the last couple of weeks. He would like to see things approved before final decisions are made by the council. There are many things to be considered, and he would like to see them done right. He likes to see progress, he hopes to see ACHD continue to be involved.

David Reinhart stated that this project is important for students going forward. He said the south parking lot with the sidewalk is important for the plan, solving a lot of traffic issues and is good for students and learning. It is understood that Pollard Road is crowded, and the district will fully cooperate with ACHD on any improvements.

Council Member Nielsen asked about the timeline for the funding available. David stated that House Bill 521 funding is being used, the funds don't expire.

Parent drop-off processes, stacking and safety were discussed. Mayor Chadwick stated that the middle school will have a School Resource Officer to help with enforcement.

Council Member Wheelock likes the north traffic option with more stacking.

Council Member Nielsen appreciates the work that has been done with ACHD. He said it is difficult to make decisions with so many unknowns. What is different in this hearing from other hearings is the increased amount of testimony relating to traffic. This testimony included a verifiable account of emergency services being unable to get quickly to a home due to blocked traffic, times of day of more near miss events than should be happening, people who can't leave their homes at certain times of the day. He said that nine years ago a school was approved, and traffic issues weren't put in place, they thought they had it taken care of with busing, but that wasn't the case, and it has weighed on his conscience. He said the application doesn't have a traffic study completed, only preliminary input from ACHD and funding that doesn't expire so he wonders why not wait until those things are figured out. Mr. Reinhart said they are trying to open the school by 2026 due to approximately 1/3 of Star students being bused to Eagle, they believe that makes it urgent.

The number of kids being bused to elementary school in Eagle was discussed.

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Mayor Chadwick said he sat on the same city council with Councilman Nielsen and agrees that what he is saying is accurate; however, he stated the issues won't be resolved before the need. He understands the safety concerns, which is why he worked on the easements to put the pathway in. He discussed the number of lots that are approved within the city that haven't had homes built yet. He said the school is a serious public need, there is the opportunity today to have funding for a school for the city without the need for a bond. He thinks ACHD should have required the developers of the subdivisions around the proposed school to widen the road as the subdivisions were developed. He doesn't see growth slowing down.

Council Member Nielsen agrees with everything Mayor Chadwick said, but said if the city is left holding the bag again the city wouldn't be able to overcome the challenges that this application will create. He does have faith that ACHD will come to the table. He encouraged members of the public to attend ACHD meetings to address the challenges.

Mayor Chadwick closed the hearing at 8:05 p.m.

Shawn Nickel stated that staff has provided recommendations and conditions of approval to include in the Conditional Use Permit. Those recommendations include the following: Recommend that ACHD expedite the review of the traffic study, currently being developed by the applicant, and determine the most appropriate measures necessary to make the intersection of Pollard Lane and Floating Feather Road function safely and effectively with the existing and new traffic that will be generated from the new school. Recommend that ACHD stripe and sign the intersections of Pollard Lane and W. Pickett Creek Street, Pollard Lane and W. Reynolds Creek Street, and Pollard Lane and W. Broken Arrow as "Do Not Block Intersection" areas as soon as possible. The city worked with ACHD and received a commitment to put the traffic squares in the road when weather permits. Recommend, through the Star Transportation Committee, that widening and improvements of N. Pollard Lane be moved up on the ACHD Five-Year Work Program as a top priority item. Condition CU-24-09 as follows: The applicant shall work with the city and ACHD on measures to improve the safety and functionality of the intersection of N. Pollard Lane and W. Floating Feather Road with regards to traffic and pedestrians. The applicant shall provide a secondary access point into the West Ada School District (WASD) campus north of the existing access point at W. Pickett Creek Street and design an appropriate directional plan to move bus and vehicle traffic in and out of the school area. The applicant shall work with the city staff on a plan. The applicant shall provide a pathway connection along N. Pollard Lane from the existing sidewalk stub on the south side of the Rivercreek Subdivision into the school campus. This pathway may be incorporated into the design of the secondary access point roadway. The applicant shall provide a landscape buffer similar to that of the middle school along the western boundary of the two sport field areas adjacent to the neighboring residential properties as illustrated on the approved site plan. No permits for construction shall be issued until ACHD has reviewed and made recommendations for the necessary improvements at Pollard Lane and Floating Feather Road. Other conditions as deemed appropriate by council.

Council Member Salmonsén stated this is difficult without input from ACHD, she wondered what kind of recommendations ACHD might make. She said many concerns have been addressed as far as what can be put in place to help mitigate the issues. Boxes painted in the intersections would be a huge help for safety. She has been to the middle school and has sat in the traffic, so she knows how

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painful it is, it has to be so hard for the neighbors, but the school is desperately needed. She sits on the transportation committee, she asks the public to provide their input to ACHD.

Council Member Hershey said it is vital to have a school due to growth to avoid school overcrowding. He said it is unfortunate that the city doesn't own the roads, the roads won't be built until the rooftops are there to bring in tax dollars. He said emergency vehicles being blocked due to traffic is a huge concern; however, he does see improvements and alternate access that will happen which will be a start. He wishes he could condition the application that if something unfavorable comes back from ACHD that the application wouldn't go through; however, the council is unable to restrict the decisions of other entities.

- Council Member Hershey moved to approve this school with these conditions as stated and all other conditions as stated that we had in the previous meeting on the 4th of February. Shawn verified that conditions from the previous meeting have been included. Council Member Wheelock seconded the motion. Council Member Wheelock made note that the traffic boxes be made a priority until traffic is flowing. Council Member Nielsen doesn't believe that the boxes are going to alleviate the traffic concern because traffic is stopped in both lanes, you can put boxes in but that won't clear a lane. He doesn't believe there is urgency, he knows and believes a school is needed but safety is also necessary, and the school could be opened later. He said there won't be a new rooftop with this application that taxes will be collected on. Council Member Wheelock would rather have kids in school in Star rather than being bused to Eagle. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – nay. The motion carried.

7. ACTION ITEMS:**A. Ada County Development Impact Fees (ACTION ITEM)**

This item wasn't presented.

B. Ordinance 413-2025 Unified Development Code Amendment (ACTION ITEM)

City Planning Administrator Shawn Nickel discussed the Municipal Code Amendments that were presented and approved in December to amend Titles 3, 8 and 10 of Star Municipal Code pertaining to snow removal, fitness clubs and flood control.

- Council Member Hershey moved to introduce and pursuant to Idaho Code, Section 50-902, the rule requiring ordinances to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 413-2025 be considered after reading once by title only. Council member Salmonsens seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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- Council Member Salmonsens moved to approve Ordinance 413-2025 (Amending the Star City Municipal Code) An Ordinance of the City of Star, Ada and Canyon Counties, Idaho amending Titles 3, 8 & 10 of the Star City Municipal Code, Updating Health and Sanitation Definition to add snow removal, revising definitions and specific uses for fitness clubs and updating the floodplain variance process, and providing an effective date. Council Member Hershey seconded the motion. Council ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock – aye; Hershey – aye. The motion carried.

C. Resolution 2025-01 City of Star Master Pathways Plan Adoption (ACTION ITEM)

Mayor Chadwick stated this is the plan that was previously approved and is now being finalized by resolution.

- Council Member Salmonsens moved to approve Resolution 2025-01 a Resolution of the City of Star adopting the City Pathway Master Plan. Council Member Wheelock seconded the motion. Council Member Salmonsens thanked those who were involved with the plan. Council ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock – aye; Hershey – aye. The motion carried.

D. Ordinance 414-2025 Willowbrook Development Annexation Amended Legal Description (ACTION ITEM)

City Planning Administrator Shawn Nickel said there was an error in the legal description when the annexation was approved. Approximately 10 acres were left off, this ordinance clears up that mistake. Nothing else changes.

City Attorney Chris Yorgason stated that the legal description and the diagrams were part of the public hearing process, so nothing is being added that the public didn't see.

- Council Member Nielsen moved to introduce Ordinance 414-2025 and pursuant to Idaho Code, Section 50-902 the rule requiring ordinances to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 414-2025 be considered after reading once by title only. Council member Hershey seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.
- Council Member Nielsen moved to approve Ordinance 412-2025 (Willowbrook Development Annexation – Legal Description Amendment) An Ordinance annexing to the City of Star certain real property located in the unincorporated area of Ada county, Idaho; more specifically located as described in Exhibit A, in Star, Idaho, and contiguous to the City of Star; the property is owned by Willowbrook Development, Inc; establishing the zoning classification of the annexed property as Residential with a Development Agreement (R-2-DA) of approximately 730.39 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date. Council Member Wheelock seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.



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E. Cushing Terrell Fee Proposal for Freedom Park Community Event Center (ACTION ITEM)

Mayor Chadwick discussed a fee proposal from Cushing Terrell for architectural services for the Community Event Center at Freedom Park. He discussed the fee summary that includes schematic design, design development and construction documents for a total of \$263,241. It was clarified that Bidding Support and Construction Administration isn't included at this point.

- Council Member Nielsen moved to authorize the Mayor to spend \$263,241. Council member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:32 p.m.

DRAFT